

Exhibit #	Date Recd.	Name
1	2/6/2021	Peter Lu
2	2/7/2021	Trisha Golding
3	2/7/2021	Brian Wiklem
4	2/8/2021	Laura and Frank Forgione
5	2/8/2021	Mary Stephens
6	2/6/2021	Councilor Greg Anderson
7	2/8/2021	Mike Vogt
8	2/8/2021	Staff response and social media text
9	2/8/2021	Staff to Hearings Examiner
10	2/8/2021	Cheryl Mathieson
11	2/8/2021	Staff response to phone call from Robert Ball
12	2/8/2021	Jennifer Grosman
13	2/9/2021	Jennifer Grosman
14	2/9/2021	Kim
15	2/10/2021	Councilor Shannon Roberts
16	2/10/2021	Staff response to Lynnsey Bondi
17	2/11/2021	Mike Vogt
18	2/11/2021	Kathryn Chase
19	2/11/2021	Mike Vogt
20	2/11/2021	Kim
21	2/11/2021	Michael Ryan
22	2/13/2021	Bryce Payton
23	2/14/2021	Robert Ball
24	2/14/2021	Mike Vogt
25	2/14/2021	Cheryl Payton
26	2/15/2021	Thomas Feldman
27	2/13/2021	Bryce Payton
28	2/16/2021	Staff to Mr. Ball
29	2/16/2021	Heidi Rosenberg
30	2/14/2021	Cheryl Payton to Mayor McDonnell
31	2/18/2021	Deidre Collins to Mayor McDonnell
32	2/14/2021	Robert Pallari to Mayor McDonnell
33	2/13/2021	Bryce Payton to Mayor McDonnell
34	2/12/2021	Ian Stirling to City Council
35	2/10/2021	Robert Ball to Mayor McDonnell
36	2/18/2021	Hannah Rogers
37	2/22/2021	Kristen Maxwell
38	2/22/2021	Hannah Rogers to Councilor Roberts
39	2/24/2021	Post Record confirmation of publication
40	2/25/2021	Staff response to Ron Knight
41	2/25/2021	Ron Knight
42	2/22/2021	Margaret Tweet to City Council
43	2/25/2021	Hannah Rogers to Councilor Hogan
44	2/14/2021	Robert Pallari to Councilors Burton and Anderson
45	2/18/2021	Cheryl Payton to Councilors Carter and Hogan
46	2/22/2021	Hannah Rogers to Councilor Burton

47	2/25/2021	Councilor response to Pallari Family
48	2/25/2021	Councilor Burton response to Margaret Tweet
49	2/25/2021	Councilor Burton response to Ian Stirling
50	2/25/2021	Councilor Burton response to Hannah Rogers
51	2/11/2021	Applicant letter to Neighbors
52	2/12/2021	Applicant letter to Harvest Church
53	2/12/2021	Applicant letter to Mayor McDonnell and Parks Director Lam
54	2/26/2021	Mike Scheel
55	2/28/2021	Randi Ford
56	2/27/2021	Paul McBride email to Council and Mayor McDonnell
57	3/1/2021	Staff response to Mr. McBride
58	3/2/2021	Councilmember Anderson to City Administrator Fox
59	3/2/2021	Clifton Hill
60	2/18/2021	Kelly Moyer, "Substance abuse treatment and recovery center proposed for Camas" - Post Record
61	3/2/2021	Dorothy Fox Safety Alliance
62	3/3/2021	Dorothy Fox Safety Alliance
63	3/3/2021	Linnea Ferrin-Wieczorek
64	3/4/2021	Michelle Waters
65	3/3/2021	Sheila Schmid
66	3/4/2021	City Administrator response to Councilor Roberts
67	3/4/2021	Catherine Hostetler to Council
68	3/4/2021	Carrie Wiklem
69	3/5/2021	Rui Meng
70	3/7/2021	Kristen Maxwell to Council
71	3/7/2021	Mitchell Copp to Council
72	3/7/2021	Kristen Maxwell to City Administrator Fox
73	3/7/2021	William Quinn to Councilor Burton
74	3/8/2021	Joanna Russell
75	3/8/2021	Jennifer Hanson
76	3/9/2021	Yasu Fuke to Council
77	3/9/2021	Stuart Maxwell to City of Vancouver
78	3/10/2021	Ricardo Reyes
79	3/10/2021	Olga Goyzman
80	3/11/2021	Jamie Kobrzycki
81	3/12/2021	Lan Yu
82	3/12/2021	Brian Lewallen request for continuance
83	3/13/2021	Isaac Dizon
84	3/14/2021	Barbara Bye
85	3/14/2021	Ramona Roth
86	3/14/2021	Sylvia Plath to Council with responses by Councilors Burton and Roberts
87	3/15/2021	Jessica Smith
88	3/15/2021	Lindsay Fagan email and letter
89	3/15/2021	Ian Fagan
90	3/5/2021	Stuart Maxwell to Mayor McDonnell
91	3/15/2021	Margaret Koch
92	3/15/2021	Brett Nelson

93	3/15/2021	Peter Lu
94	3/16/2021	Alyssa Wyckoff
95	3/15/2021	Andrea McNickle
96	3/15/2021	Arlette Schuett
97	3/15/2021	Caren and Chris Frank
98	3/15/2021	Cheri Emery
99	3/15/2021	Dave Morita
100	3/15/2021	Cara Helmke and Darin Camin
101	3/15/2021	Ian McNickle
102	3/15/2021	Laura Szeliga
103	3/15/2021	Laura Crowley
104	3/15/2021	Leah Ann Sperl
105	3/15/2021	Lesley Hahn
106	3/16/2021	Marilyn Graham
107	3/15/2021	Matt Dykema
108	3/15/2021	Megan Chyterbok
109	3/15/2021	Julie, Jason, Connor and Camille Melton
110	3/15/2021	Pat Whalen
111	3/15/2021	Sam Woo
112	3/16/2021	Sharon Frye
113	3/16/2021	Shyam Bal
114	3/15/2021	Sarah Yabui
115	3/16/2021	Sylvia Plath to Council with attached police reports
116	3/16/2021	Heather Gulling with self-titled "Exhbits A, B, C"
117	3/16/2021	Bisturis Family with self-titled "Exhibit A"
118	3/16/2021	Jo Ann Glover
119	3/16/2021	Michael Vogt
120	3/16/2021	Michael Belzer
121	3/16/2021	Rose Issa
122	3/16/2021	Ruth McRaven to Council and staff
123	3/16/2021	Dacey Thompson with graphic
124	3/16/2021	Yoshie McClanahan
125	3/16/2021	Letter from applicant - Thomas Feldman and Christopher Paulson
126	3/16/2021	Rob Herman
127	3/16/2021	Siddharth Chutkay
128	3/16/2021	Justin and Natalie Lyons
129	3/16/2021	Rebecca Oates
130	3/16/2021	Brian Lewallen (118 pages)
131	3/16/2021	Representatives Brandon Vick and Larry Hoff
132	3/16/2021	Robert Glover
133	3/16/2021	Kristine Wilson, Perkins Coie for the applicant

From: Peter Lu <peterlu@gmail.com>
Sent: Saturday, February 6, 2021 2:09 PM
To: Sarah Fox
Subject: Notice of Proposed Development

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Sarah,

We live nearby Dorothy Fox and have 2 kids attending it. Recently we saw the sign of "Notice of Proposed Development" - Discover Recovery Treatment Center - at the location that is right next to Dorothy Fox on NW 23rd Street. After looking more closer into what Discovery Recovery is all about: <https://discoverrecovery.com/programs/residential-program/> we are extremely concerned that this location is chosen right next to the school. Can you please let us know what are options to object to this and/or how to voice our concerns?

Thanks,
Peter

From: Trisha Golding <trishagolding@comcast.net>
Sent: Sunday, February 7, 2021 10:00 AM
To: Sarah Fox
Subject: Fairgate/Discovery Recovery Treatment Center

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Good Morning,

I wanted to ask a few clarifying questions on the proposed development change for the Fairgate Property in Camas. Lots of talk is going around social media and I wanted to find the best place to get the correct information.

The sign states it is to be Discovery Recovery Treatment Center, a convalescent home. What specifically will this be? Rehab for post surgery, drug rehabilitation, elderly recovery?

There is not a hearing date and time posted? Has this date been determined yet?

Can the application and information submitted be viewed?

Thank you for your assistance. We live in the area and have children at Dorothy Fox, so just wanted some clarification.

Thank you,
Trisha Golding

Sent from my iPhone

From: Brian Wiklem <brian@ispeedonthe405.com>
Sent: Sunday, February 7, 2021 9:21 PM
To: Sarah Fox
Subject: Discover Recovery Treatment Center

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Sarah,

I'm contacting you about the notice of Proposed Development next to Dorothy Fox Elementary School.

I'm not sure when the public hearing will be, but having just moved to Camas 6 months ago from Costa Mesa, California (the 2nd largest repository of Rehabs/Sober Living Homes) and I am adamantly against this being put next to an elementary school, no less in the middle of expensive suburban homes.

I saw what happened when Costa Mesa began allowing rehab centers to move into residential, not to mention the underbelly of unlicensed rehabs/sober living homes that plagued the community. It didn't just affect property values, but took a toll on the community. Homelessness, illegal drug use, petty thefts, burglaries, and people strung out in public parks and even on front lawns of homes (homes that were a fraction the size of a typical Camas home, but twice the real estate value/price).

I had a cousin who was in and out of rehab, including one around the corner from my last home. I've listened to city leaders and planners tell citizens that nothing bad will happen, and promise the world but in the end, fail to deliver. Is Camas better? I hope so - but it still doesn't change the fact that I am against the location of this proposed development, and that in the end nothing good will come of this. Once it goes south, and they generally do, the mess that will be left behind will damage this community for years to come. I am also aware many of these patients are not from the area, and when their insurance runs out or they drop out (or other circumstance) they generally end up homeless (or soon after) on the street in the community where the treatment center is because they have no money to get home, and the center left them high and dry.

I hope serious consideration to rejecting this application for the use as a treatment center occurs. BTW - Nextdoor is alive with people mobilizing against this.

This is just not the place for this kind of endeavor to occur.

Regards

Brian Wiklem

From: Laura <leforgione@gmail.com>
Sent: Monday, February 8, 2021 12:17 AM
To: Sarah Fox
Subject: Proposed development

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Dear Sara,

I am writing out of concern for the proposed development near Dorothy Fox Elementary. This letter highlights a couple of our concerns.

Changing this building from assisted living to drug/alcohol recovery center would cause an increase in traffic to the area. This area is constant use by pedestrians, including students heading to school. Walkers, joggers, and bike riders are already challenged by the lack of sidewalks, narrow vehicle lanes, and sidewalks in poor condition. Additional delivery trucks, visitors, staff, and patients that use the streets to access the facility would not drive with the same care and caution as those who live here. Additional traffic would lead to greater chance for accidents and injuries.

The proximity of Discover Recovery to our neighborhood park and Margaret Fox School is a poor choice for children and families in the area.

We must be mindful of the influences and behavior visible to our impressionable youth.

Please encourage the representatives from this "convalescent facility" to search for a location in a more industrial, adult oriented setting. Perhaps the UL campus or Georgia Pacific buildings would be suitable options.

Laura and Frank Forgione
1703 NW Rolling Hills Dr.
Camas, WA

From: mary stephens <pingpong73_55@hotmail.com>
Sent: Monday, February 8, 2021 4:37 AM
To: Sarah Fox
Subject: Proposed Drug Rehabilitation/Dorthy Fox Elementary School

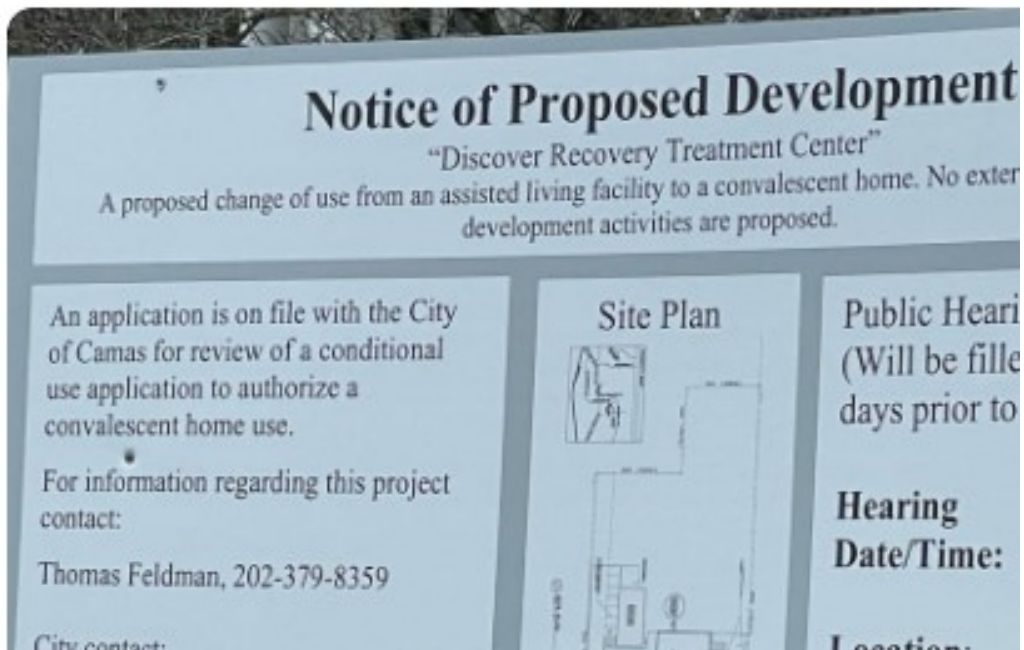
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Please inform me of the public hearing date and time for the Discover Recovery Treatment Center.
We believe these services are need but not in suburban neighborhoods and definitely not next to a school.
Thank you
Mary Stephens

Get [Outlook for iOS](#)

From: Greg Anderson <ganderson@cityofcamas.us>
Date: February 6, 2021 at 1:02:37 PM PST
To: Phil Bourquin <PBourquin@cityofcamas.us>
Cc: Jamal Fox <JFox@cityofcamas.us>, Ellen Burton
<EBurton@cityofcamas.us>
Subject: Can You Please Add Details and Context to this
Topic/Situation?

Hi Phil,
This has recently appeared on NW 23rd Ave.



Can you please provide relevant available information and related CMC information? To include any siting or distance provisions for the proposed use.

Thank you,

Greg

From: Michael Vogt <vogt55@gmail.com>
Sent: Monday, February 8, 2021 9:39 AM
To: Sarah Fox
Subject: Discovery Treatment Proposal

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Sarah,

I hope this message finds you well. My name is Mike Vogt and I am a local resident, in Camas. I currently live about a block and a half from Dorthy Fox elementary and have come across the sign for the proposed development of the Discovery Treatment Center / Convalescent facility. There are a number of rumors floating around about what this proposed facility might be turned into, including a possible drug rehab facility. As a taxpayer and parent with children in the elementary system, I cannot emphasize enough how vehemently opposed we are to adding such a facility in a residential area directly next to an elementary school and public park. We definitely believe in the benefits of rehab and also understand that facilities are needed to appropriately help those struggling with addiction. In fact, as someone who has struggled with addiction in the past, I wish nothing more for others struggling to learn appropriate coping mechanisms to prevent relapse. The purpose of writing is to voice my concern and also to help set the record straight with those continuing to raise the issue. When you have a moment, will you please confirm if this is indeed the future intention of the proposed development? If so, are there planned public forums scheduled for discussion?

Sent from my iPhone

From: Sarah Fox
Sent: Monday, February 8, 2021 9:58 AM
To: Bryan Rachal; Robert Maul
Subject: Discover Recovery

Bryan,

This is my first draft of a summary of the application and process. My hope is that residents will utilize a few of the links that are provided for a deeper level of information. The link at the bottom is from our department's Smart Sheets online project tracker. I can upload documents and have them available there for those that are interested throughout. I also included links to the city's code. Let me know if there are any problems with the links.

Also, could you share with me any edits that you make to this blurb? I would like to respond to the emails that I have received to date with a consistent message.

Blurb for the web and other social media:

All,

The city received an application for a change of land use at 2213 NW 23rd Avenue on January 21, 2021, from Discover Recovery. City staff is currently reviewing Discover Recovery's application to determine if everything that is required to be submitted has been received, before progressing to the next steps of the process. This initial review typically takes two to three weeks.

The new owners are proposing a 15-bed convalescent home that will provide full-time care and treatment for individuals seeking to recover from disorders in the abuse of drugs, alcohol, and other substances. It will provide 24-hour care and is not a day facility.

According to Camas Municipal Code (CMC): "Nursing, rest or convalescent home" means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, obstetrical, or acute illness services" CMC18.03.030.

The city requires that the owners obtain approval of a Conditional Use Permit (CUP) given that the property is in a residential zone. This permit process is a Type III and includes a public hearing before the city's hearings examiner. More information on this permit type can be found online at the city's website ([Type III](#) and [CUP](#)). Neighboring properties will receive notice of this application and process through the installed site sign, letters that will be sent to their homes, and online (see below).

Notifications: The surrounding neighbors will receive a letter from the city when the application is deemed "technically complete". This process of reviewing a newly submitted application usually takes about two-three weeks. One element of achieving "technically complete" is installing a sign on the property that informs neighbors about the application. The sign includes a blank for the date of the public hearing because this meeting is not scheduled yet. When the hearing is scheduled, the sign will be updated with the date of the hearing, a notice of the hearing will be published in the Camas Post Record, published to the city's website, and letters will be sent to the neighboring properties. The city will send a notice of the public hearing at least 15 days in advance of when it scheduled.

Interested individuals may view the status of the review and download application materials at the following link:
<https://app.smartsheet.com/b/publish?EQBCT=c1d94372b4484b6da50f9da1ada3aa89>

From: Sarah Fox
Sent: Monday, February 8, 2021 10:01 AM
To: 'Joe Turner'
Subject: FYI - public hearing

Good morning Joe!

I will need to schedule a public hearing for an application in late March or early April. Do you have any dates that are already booked? Below is a summary of the project that will be sent to neighbors that are already reacting to the site development notice sign.

Email to neighbors:

The city received an application for a change of land use at 2213 NW 23rd Avenue on January 21, 2021, from Discover Recovery. City staff is currently reviewing Discover Recovery's application to determine if everything that is required to be submitted has been received, before progressing to the next steps of the process. This initial review typically takes two to three weeks.

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<https://app.smartsheet.com/b/publish?EQBCT=c1d94372b4484b6da50f9da1ada3aa89>

From: Cheryl Mathieson <cherylmath@comcast.net>
Sent: Monday, February 8, 2021 1:30 PM
To: Sarah Fox
Subject: Proposed Rehab Facility near school and playground

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Hi Sarah,

I live on the block next to the proposed drug rehab facility. I have lived here 25 years and walk by this property practically daily on my walks. This seems like an inappropriate location for this type of facility, which would be surrounded by playgrounds—one at Harvest church with Little Lamb preschool and the park playground on the other side of the proposed rehab facility property. In addition, Dorothy Fox Elementary is right next door. There is lots of foot traffic and children who regularly play in the parks and grassy lots around there. I not would be in favor of this proposed use at all. The minute someone steps away from the building, they can be in one of these community spaces. I would have to voice my opposition to it.

Sincerely,

Cheryl Mathieson
2520 NW Cascade Street, Camas

From: Sarah Fox
Sent: Monday, February 8, 2021 2:31 PM
To: 'ball7881@outlook.com'
Subject: Conditional Use Permit Information

Thank you for phone call.

The city received an application for a change of land use at 2213 NW 23rd Avenue on January 21, 2021, from Discover Recovery. City staff is currently reviewing Discover Recovery's application to determine if everything that is required to be submitted has been received, before progressing to the next steps of the process. This initial review typically takes two to three weeks.

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<https://app.smartsheet.com/b/publish?EQBCT=c1d94372b4484b6da50f9da1ada3aa89>

From: Jennifer Grosman <jengrosman@gmail.com>
Sent: Monday, February 8, 2021 2:07 PM
To: Sarah Fox
Subject: Re: Conditional Use Permit Application

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Hi Sarah,
 Thank you so much for the call earlier today and the information provided below ~
 I truly appreciate your help as we try our to best understand this new facility

Our home's nearest cross street is NW 22nd Ave, which is 1 block over from the proposed development on NW 23rd Ave (Discover Recovery Treatment Center / DRTC).

My husband and I have 2 small children that are zoned for Dorothy Fox Elementary and have some questions and concerns regarding this proposed development.

Concerns ~

- Harvest Community Church & playground, Camas recreational park, and Dorothy Fox Elementary all surround this property which children frequent very often.
- Dorothy Fox Elementary has a ~80% walk-to-school rate, which means lots of families and children are coming to/from school throughout the day
- The surrounding area is all residential with no other commerce in the immediate vicinity
- Patients going thru detox and/or rehabilitation for drugs & alcohol can be unstable

Starting February 2021, Oregon Measure 110 took affect which I assume may be one of the reasons this location is ideal due to it's proximity to Portland.

This measure for drug decriminalization and addiction treatment legalizes many of the substances that DRTC provides treatment for.

The information you provided below says this facility will be a 15-bed home for full-time 24-hour care, which brings a few questions.

Questions ~

- What is DRTC's success rate?
- What is DRTC's revolving rate? (How often are new patients coming/going)
- Where do most of DRTC's patients come from? (local, national, international)
- In the event that a patient chooses to leave mid-treatment (or funds/insurance are not available anymore), are they allowed to just leave the property into the neighborhood?
 - How will surrounding families be protected and/or notified?
 - What is the exit strategy for patients who no longer wish to complete treatment?
- If a surrounding home is vandalized/intruded by a DRTC patient, will the patient or facility be held liable for damages?
- Are there plans to expand the 15-bed home?

Please feel free to share these concerns and questions with Mr. Feldman as I'm sure they are not uncommon.

Thank you again for your time and patience as we balance our compassion for those that need help while ensuring our children continue to be raised in a safe and secure community.

We look forward to when the Hearing date/time is posted and will continue to monitor this progress

Best,
Jen Grosman
503-708-5909



From: Grosman <jengrosman@gmail.com>
Sent: Monday, February 8, 2021 2:41 PM
To: Sarah Fox
Subject: Re: Conditional Use Permit Application

Thank you!

On Feb 8, 2021, at 2:16 PM, Sarah Fox <SFox@cityofcamas.us> wrote:

Ms. Grosman,
 I forwarded your email to the applicant. They may send you a response directly. Your email will be included with the public comments received to date. Those comments will be compiled as part of the record that is given to the hearings examiner.

From: Jennifer Grosman <jengrosman@gmail.com>
Sent: Monday, February 8, 2021 2:07 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: Conditional Use Permit Application

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 - What is the exit strategy for patients who no longer wish to complete treatment?
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Please feel free to share these concerns and questions with Mr. Feldman as I'm sure they are not uncommon.

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Best,

Jen Grosman
503-708-5909

From: Jennifer Grosman <jengrosman@gmail.com>
Sent: Tuesday, February 9, 2021 1:45 PM
To: Sarah Fox
Subject: Re: Conditional Use Permit Application

Categories: Follow-up

Perfect - thank you so much for clarifying!

On Feb 9, 2021, at 1:43 PM, Sarah Fox <SFox@cityofcamas.us> wrote:

I am sorry that I missed your call as I was on another call at the time. I am unaware of any proposals to demolish the structure to build a 200-unit apartment building. The city has not received an application for such a proposal.

In response to your questions, the property is privately owned. The city is not the developer and it is not public property. The city will review the application that was submitted, and follow the laws in place to evaluate it. The hearings examiner will render a decision after holding a public hearing.

From: Jennifer Grosman <jengrosman@gmail.com>
Sent: Tuesday, February 9, 2021 12:44 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: Conditional Use Permit Application

Hi Sarah,

I just left you a voicemail hoping to get some more background information regarding this proposed development (Discover Recovery Treatment Center, NW 23rd Ave/Prune Hill).

A neighbor mentioned that this property had 2 alternate proposals

1. 200 unit apartment complex
2. Large long term care convalescent and memory care center

Based on our conversation yesterday, it seemed as if this was a private sale between Mr. Feldman and the previous owner - and that the sale is already final.

Is that correct or is this land something that is being developed by the City of Camas (apartment complex and memory centers are quite large developments)?

Thank you for your help, I just want to manage any false information that may be passed around
Jen Grosman
503-708-5909

From: Kim <kimmykat23@gmail.com>
Sent: Tuesday, February 9, 2021 5:16 PM
To: Sarah Fox
Subject: Please stop a heroin rehab center from opening next to a school

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hello.

I hope you, your family, and your friends are as well as possible during these challenging times.

I wanted to write to plead with you to please stop the development of an opioid rehab center next to Dorothy Fox Elementary School and park. The location is extremely inappropriate and given these results I cite below, the community is justified in unequivocally opposing this development.

<https://www.oregister.com/2017/05/21/how-some-southern-california-drug-rehab-centers-exploit-addiction/>

Furthermore, property values will be reduced by 17% since this center will serve heroin addiction. If this center is developed, every household near the center will have standing to reduce their property taxes based on the 17% decrease on value below market value, leading to a decline in funds for the city and the schools system. Please find my citation below. This is our community's children, livelihood, and much of our savings are in our homes.

http://www.josre.org/wp-content/uploads/2014/12/9830-63_92.pdf

Kindly,
Kim

From: Shannon Roberts
Sent: Wednesday, February 10, 2021 10:42 AM
To: Sarah Fox
Subject: NW 23rd

Greetings Sarah,

I've been contacted by a citizen, Hannah Rogers, concerning the Assisted care facility being proposed. Hannah believes the city is covering up the fact it is actually a drug rehab center and also concerned there is a school in close proximity, along with property values dropping. Can you give me some details that might alleviate her concerns?

Thank you,

Shannon Roberts
Camas City Council | Ward 1
509-637-5192

Hi Shannon,

The application is for a Conditional Use Permit, which is a Type III application. The city requires installation of a sign on the property when they submit the application and fees, which they have done. This is also what has prompted the multiple phone calls and information requests from citizens.

The city does not have any information beyond what the applicant has shared with us, and in turn, we have made their application information available to the public. I will be sending more information to the neighbors in the mail, and via public notices online on the process for this Conditional Use Permit in the next few weeks. The city's hearings examiner is the city's decision maker on this type of permit.

In the meantime, here is some information for you to review and share with your constituents:

Conditional Use Permits [CMC Ch. 18.43](#)

Type III Hearings Process [CMC Ch. 18.55](#)

Initial Application ([File #CUP21-01](#))

You may also share with them that they may send written comments directly to me by email. They may also phone or email me. They will also have the opportunity to testify at the public hearing when it is scheduled.

Sarah J. Fox
Senior Planner - AICP
City of Camas Planning Division
Mobile [360.513.2729](#) | Office [360.817.7269](#)

From: Robert Maul
Sent: Wednesday, February 10, 2021 12:34 PM
To: lynnsey.bondi@gmail.com
Cc: Sarah Fox
Subject: Discovery Care

Good afternoon, Lynnsey.

This email is a follow up to our phone call regarding the proposed change of use at 2213 NW 23rd Ave. Below is the message that went out on Nextdoor by our communications director on Monday. It has some general reference to the process you and I discussed. I have also attached a link to the Camas Municipal Code regarding the criteria for Conditional Use permits. Lastly, I have copied Sarah Fox, who is the City's Senior Planner assigned to this case. Please let us know if you have any other questions.

Regards,

Robert Maul

Planning Manager

https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.43COUSPE

The city received an application for a change of land use at 2213 NW 23rd Avenue on Jan. 21, 2021, from Discover Recovery. City staff is currently reviewing Discover Recovery's application to determine if everything that is required to be submitted has been received, before progressing to the next steps of the process. This initial review typically takes two to three weeks.

The new owners are proposing a 15-bed convalescent home that will provide 24-hour care and treatment for individuals.

According to Camas Municipal Code (CMC): *"Nursing, rest or convalescent home" means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, obstetrical, or acute illness services*" CMC18.03.030.

The city requires that the owners obtain approval of a Conditional Use Permit (CUP) given that the property is in a residential zone. This permit process is a Type III and includes a public hearing before the city's hearings examiner. More information on this permit type can be found online at the city's website ([Type III](#) and [CUP](#)). Neighboring properties will receive notice of this application and process through the installed site sign, letters that will be sent to their homes, and online (see below).

Notifications: The surrounding neighbors will receive a letter from the city when the application is deemed "technically complete." This process of reviewing a newly submitted application usually takes about two-three weeks. One element of achieving "technically complete" is installing a sign on the property that informs neighbors about the application. The sign includes a blank for the date of the public hearing because this meeting is not scheduled yet. When the hearing is scheduled, the sign will be updated with the date of the hearing, a notice of the hearing will be published in the Camas Post Record, published to the City's website and letters will be sent to the

neighboring properties. The city will send a notice of the public hearing at least 15 days in advance of when it scheduled.

Interested individuals may view the status of the review and download application materials at the following link:
<https://app.smartsheet.com/b/publish?EQBCT=c1d94372b4484b6da50f9da1ada3aa89>

From: Michael Vogt <vogt55@gmail.com>
Sent: Thursday, February 11, 2021 2:06 AM
To: Sarah Fox
Subject: Re: Discovery Treatment Proposal

Sarah,

Thanks for this update. In my research, it appears as if it is very difficult for both cities/municipalities not to mention residential neighborhoods to prevent facilities such as Discovery from moving into residential areas. There are countless examples online of how facility owners approach this process and they seem to have figured out a unique legal equation that's difficult to disrupt. The first step is that they follow the application process flawlessly to reach the hearing phase. Next, they cite benefits of such a facility to the hearing community citing security 24/7, no disruption of traffic, and heavily position how it's good for the community and will not impact neighbors. This causes buzz among neighbors who often still try to fight the placement. Most often, cities end up declining CUP applications only to have them appealed. Once appealed, petitioner generally positions litigation citing ADA guidelines and Fair Housing Act rules. It's important for everyone to understand that anyone in rehab under the affordable care act is considered to be disabled and must be looked at by any city receiving federal funds as such. The threat of litigation citing discrimination by them is frequent with the law often on their side. Neighbors must be aware of this and I would advise you and the hearing examiner along with any others in the City with legal insights to please research and review current and past cases in which this has happened. This appears to be a domino effect and once one lands, others across the community often follow suit. Pretty sure our education system, safe community and family oriented town would like to stay this way versus becoming the treatment riviera of the NW. One merely has to look at Southern CA to see examples and the implications of how this happens in what has become a \$16B annual business sheltered under the guise of treatment with a 40-60% success rate.

I definitely appreciate the transparency but am quite concerned based on my own research. It's too bad we all couldn't pitch in some money to purchase the property ourselves (turning it into a community center) to prevent this from landing next to an elementary school and disrupting the education system that has been a driving force of new residents and tax revenue for the area.

Thanks again,

Mike

Sent from my iPhone

From: Katy Taylor <ktaylor teach2@yahoo.com>
Sent: Thursday, February 11, 2021 10:29 AM
To: Sarah Fox
Cc: Barry McDonnell
Subject: Fair Gate Manor Proposed Development

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Hello Mrs. Fox,

My name is Kate Chase. I'm a parent of students attending Dorothy Fox Elementary and live 200 meters from Fairgate Manor.

My children walk to school past the manor. We play at the park directly behind the manor.

I value the need for rehabilitation centers for those who need critical physical and mental health treatment.

I have compassion for those in need of recovery treatment.

I can not however believe that the City Council would support a drug rehab facility in immediate proximity to an elementary school and neighborhood playground.

I've walked past facilities like this before. My experience is that when patients go outside for some much needed fresh air and a break from the intense therapy sessions they attend, there are several patients smoking and at times using angry and foul language to express their frustrations to one another.

I do not want any of our children exposed to this potentially frightening experience.

I am also a 2nd grade teacher at Dorothy Fox and have 21 years of experience in early childhood development. Through my training and courses, I have studied the effects of the trauma even limited experience with adult aggression (verbal included) can cause.

Please seriously consider the implications of approval of the request of Thomas Feldman's change of use.

I called and left a message for you earlier this week and have not heard back. Please call me at (503) 891-0346.

Thank you,

Kathryn Chase

Sarah Fox

From: Michael Vogt <vogt55@gmail.com>
Sent: Thursday, February 11, 2021 11:29 AM
To: Thomas Feldman; Sarah Fox
Subject: Re: Discovery Treatment Proposal

Thomas,

Thanks for the note. Can you please shed some light for Sarah, the city hearing examiner and I on Discovery's acceptance process into the treatment program and how a registered sex offender or someone with a violent criminal history is managed? As this is immediately next to an elementary school and in close proximity to hundreds of families and homes, these questions have to be asked. I personally have watched the torment caused in a community when an addict with a long history of violent behavior, kidnapped, raped and strangled an 11 year old girl, leaving her body in a church parking lot. I specifically moved here for this very reason. The city and community need far better assurances that two people on-sight, camera checks and 30 minute in-person checks can manage up to 15 people going through the challenges of withdrawal, mental anguish and separation from family and friends. There unfortunately, in my opinion, is very little that Discovery can say or do to assure neighbors that there will not be an increased safety risk versus the current accepted zoning of an assisted living facility. It is my opinion that a facility such as Discovery should have stricter zoning and safety requirements than what is outlined in your letter when in proximity to an elementary school. I am an advocate and firm believer in the ADA (which your residents fall under through the Affordable Care act) not to mention the Fair Housing Acts. At this point, I'm just not convinced that this is an improvement to the neighborhood and believe there is an increased impact to safety of neighbors in the surrounding area should the city permit this use.

I look forward to continuing our discussion.

Thanks,

Sent from my iPhone

On Feb 11, 2021, at 10:41 AM, Michael Vogt <vogt55@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Thomas Feldman <Thomas@telloshealth.com>
Date: February 11, 2021 at 9:44:20 AM PST
To: Michael Vogt <vogt55@gmail.com>
Cc: Sarah Fox <SFox@cityofcamas.us>
Subject: RE: Discovery Treatment Proposal

Dear Mr. Vogt,

My name is Thomas Feldman. Sarah Fox at the City of Camas forwarded your email to me. My company, Discover Recovery, has purchased the property at 2213 NW 23rd

Avenue. I have attached a letter addressed to the neighbors which details the specifics of our planned use and includes a link to a new website which answers a number of questions you and other residents of Camas may have about our program. We look forward to working with you and other members of the community during this process.

Best Regards,

(M) 202.379.8359

(F) 425.589.0432

Thomas Feldman

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From: Kim <kimmykat23@gmail.com>
Sent: Thursday, February 11, 2021 2:47 PM
To: Thomas Feldman
Cc: Sarah Fox
Subject: Re: Please stop a heroin rehab center from opening next to a school

Thank you for your response. I understand the measures you have outlined in your letter however three points remain a major concern.

First concern is the 17% drop in our homes values due to this kind of business near our homes.

Second, though the entrance to the school is off the side street, the path home for half the kids is by this building you purchased. We are talking 6 and 7 year olds walking by 10 times a week at least!

Third are the issues brought to the community which are outlined in the second article I linked.

There are several unoccupied spaces that are more centrally located for example, the space by Michael's on mill plain, the many spaces in downtown Vancouver, as well as 164th street. They are near more commercial areas, which allows for access and visibility for the good that you do

Please reconsider this location, it is just awful to plop a hospital in the middle of a neighborhood. It brings incredible chaos and issues we tried hard to avoid.

Kindly,
Kim

On Feb 11, 2021, at 9:49 AM, Thomas Feldman <Thomas@telloshealth.com> wrote:

Dear Kim,

My name is Thomas Feldman. Sarah Fox at the City of Camas forwarded your email to me. My company, Discover Recovery, has purchased the property at 2213 NW 23rd Avenue. I have attached a letter addressed to the neighbors which details the specifics of our planned use and includes a link to a new website which answers a number of questions you and other residents of Camas may have about our program. We look forward to working with you and other members of the community during this process.

Best Regards,

(M) 202.379.8359
(F) 425.589.0432

Thomas Feldman

Sarah Fox

From: Michael <michael.j.ryan55@gmail.com>
Sent: Thursday, February 11, 2021 7:28 PM
To: Sarah Fox
Subject: Objection to substance abuse rehab facility in Dorothy Fox school district

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

I am writing to voice my objection to the proposed placement of a substance abuse rehabilitation facility in close proximity to Dorothy Fox Elementary School. I am a resident and parent of Dorothy Fox students. Such a facility is welcome elsewhere in Camas, but not within such close proximity to an elementary school campus.

Michael Ryan
Camas, WA

From: Bryce Payton <bpayton58@hotmail.com>
Sent: Saturday, February 13, 2021 8:27 AM
To: Sarah Fox
Subject: Dorothy Fox School Safety

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hello Sarah Fox- I am sure you have been getting emails regarding the plans for the old Fairgate facility on 2313 NW 23rd ave. Our daughter walks to school for crossing guard on Thursdays. I walk my son to 2nd grade on Thursday and Friday and my daughter will be back next week for 5th grade. We can not allow a rehab facility to move in to this location that touches our school Dorothy Fox. This is not acceptable. No matter what they could do in regards to safety it will not make us or our school feel safe. We already have to worry about their safety as is without a facility like this touching the school. This business can't be allowed to operate in this area in our school and residential community. We believe in helping people with addiction but this home is touching our school, where our kids learn and play. We can not allow this to continue and no amount of safety measures will make us feel that this is ok

Concerned Parent, property and state tax payer,

Bryce Payton
3161 NW Quartz Place
Camas Wa 98607
593-522-6523

Sent from my iPhone

From: Robert Ball <ball7881@outlook.com>
Sent: Sunday, February 14, 2021 5:19 PM
To: Sarah Fox
Subject: Re: Conditional Use Permit Information

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Mrs Fox

I wanted to tell you that the posting for the Rehab on prune Hill is gone blown down in the storm. Are they going to repost it so we will know when the meeting is? Also my concern is if they don't repost it it seems like they are trying to fly it under the radar and get what they need. I think everyday it's down should be days added onto the time before the meeting. Its only right.. anyways could you let me know if they are going to repost it and when so I can pass the word on.

Thank you

Robert Ball

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

Sarah Fox

From: Michael Vogt <vogt55@gmail.com>
Sent: Sunday, February 14, 2021 5:54 PM
To: Sarah Fox
Subject: Re: Discovery Treatment Proposal

Hello Sarah,

I hope you've had a nice relaxing and warm weekend.

As you know, a major winter storm blew through Camas during the past several days bringing with it the string Gorge winds that often happen up here. I don't know if this is true but someone just contacted me saying that the sign put up by Discovery has either been taken down by the city or potentially damaged by the storm. Either way, I'm reaching out letting you know so you can communicate internally and take any necessary steps. Based on past correspondence, neighbors up here were under the impression that it would be several weeks before the city made an announcement on advancing the application. Can you please let us know if something has changed?

Thanks,

Sent from my iPhone

On Feb 11, 2021, at 9:44 AM, Thomas Feldman <Thomas@telloshealth.com> wrote:

Dear Mr. Vogt,

My name is Thomas Feldman. Sarah Fox at the City of Camas forwarded your email to me. My company, Discover Recovery, has purchased the property at 2213 NW 23rd Avenue. I have attached a letter addressed to the neighbors which details the specifics of our planned use and includes a link to a new website which answers a number of questions you and other residents of Camas may have about our program. We look forward to working with you and other members of the community during this process.

Best Regards,

(M) 202.379.8359

(F) 425.589.0432

Thomas Feldman

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From: Cheryl Payton <cheryl.payton@hotmail.com>
Sent: Sunday, February 14, 2021 9:41 PM
To: Sarah Fox
Subject: Drug and Alcohol Rehabilitation

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Sarah,

I'm writing to express my concern for a the business permit for a Drug, Substance and Alcohol Rehabilitation center right next to our neighborhood elementary school. While I have great appreciation for facilities like this, I have some concerns about the proximity to our school.

Questions:

- Our school playground backs up to this property. Will residents be allowed to spend time outside during their stay and be in close proximity to our children while being potentially mentally unstable?
- Will residents be allowed to smoke outside?
- I'm concerned about increase in traffic and adequate parking, placing pedestrians at higher risk. Will visitors, staff and residents have adequate parking to avoid increasing congestion or overflowing to our streets and park?
- What is the fall out rate and what is the procedure for a resident exiting the facility if they haven't successfully completed the program?
- How will residents arrive and depart the facility? Will they have friends/visitors deliver at admit and pick up at discharge? How will unexpected/non-permitted visitors be addressed?
- how often do people coming off of drugs/alcohol have psychotic episodes or hallucinations?
- how will you ensure that sex offenders will not be allowed into the facility?
- explain a situation when a sex offender would be required by law to be admitted to this facility?
- what is the maximum number of residents you expect in a years time?
- how will the camas PD handle calls for loitering in Dorothy Fox Park?
- historically, how do rehab facilities like these affect the property values?

Thank you,
Cheryl Payton
Mother of 2 elementary age children who attend Dorothy Fox
3161 NW Quartz Place
Camas WA 98607

Sarah Fox

From: Thomas Feldman <Thomas@telloshealth.com>
Sent: Monday, February 15, 2021 8:07 AM
To: Sarah Fox
Subject: Re: Conditional Use Permit (File #CUP21-01)

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Hi Sarah,

Hope you had a nice weekend.

Thank you for the letter. March 24th at 5:00pm for the hearing is great.

Best Regards,
Thomas Feldman

(M) 202.379.8359

(F) 425.589.0432

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From: Sarah Fox <SFox@cityofcamas.us>
Sent: Friday, February 12, 2021 4:30:03 PM
To: Thomas Feldman <Thomas@telloshealth.com>
Subject: RE: Conditional Use Permit (File #CUP21-01)

Hi Thomas,

Attached is a letter that deems your application complete. I have tentatively scheduled a public hearing with our hearings examiner for March 24th at 5:00 p.m. Could you confirm your availability on that date? If that date works, then I will send a combined notice of application and public hearing to the neighbors.

Best,
Sarah

Sarah J. Fox (*she, her*)
Senior Planner - AICP
City of Camas Planning Division
Mobile 360.513.2729 | Office 360.817.7269

From: Sarah Fox
Sent: Tuesday, February 16, 2021 9:38 AM
To: 'Bryce Payton'
Subject: RE: Dorthy Fox School Safety

Thank you Mr. Payton for your email.
It will be added to the record for this permit that is provided to the hearings examiner for consideration.

-----Original Message-----

From: Bryce Payton <bpayton58@hotmail.com>
Sent: Saturday, February 13, 2021 8:27 AM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Dorthy Fox School Safety

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hello Sarah Fox- I am sure you have been getting emails regarding the plans for the old Fairgate facility on 2313 NW 23rd ave. Our daughter walks to school for crossing guard on Thursdays. I walk my son to 2nd grade on Thursday and Friday and my daughter will be back next week for 5th grade. We can not allow a rehab facility to move in to this location that touches our school Dorthy Fox. This is not acceptable. No matter what they could do in regards to safety it will not make us or our school feel safe. We already have to worry about their safety as is without a facility like this touching the school. This business can't be allowed to operate in this area in our school and residential community. We believe in helping people with addiction but this home is touching our school, where our kids learn and play. We can not allow this to continue and no amount of safety measures will make us feel that this is ok

Concerned Parent, property and state tax payer,

Bryce Payton
3161 NW Quartz Place
Camas Wa 98607
593-522-6523

Sent from my iPhone

Sarah Fox

From: Sarah Fox
Sent: Tuesday, February 16, 2021 9:48 AM
To: 'Robert Ball'
Subject: RE: Conditional Use Permit Information

Mr. Ball,

The sign will be repaired and reinstalled prior to the timeframe for public notice. The information on the sign is just one of the methods of communicating to the public. The city will mail a notice to nearby properties and publish it in the paper. Here is a link to the noticing requirements of the city code:

https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.55ADPR_ARTIVPUNOHE_18.55.190HENO

From: Robert Ball <ball7881@outlook.com>
Sent: Sunday, February 14, 2021 5:19 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: Conditional Use Permit Information

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Mrs Fox

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Thank you
Robert Ball

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Sarah Fox

From: Rosenberg, Heidi L. <Heidi.Rosenberg@camas.wednet.edu>
Sent: Tuesday, February 16, 2021 2:53 PM
To: Sarah Fox
Cc: Robert Maul
Subject: Change of use: 2213 NW 23rd Avenue

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Hi Sarah –

Please make sure I am kept in the loop on any information regarding the proposed change of use at 2213 NW 23rd Avenue. I will be the official representative for any school district response to this proposal.

Thank you,

Heidi

Heidi L Rosenberg

Director, Capital Programs

Camas School District

841 NE 22nd Ave. / Camas, WA 98607

Phone: 360.833.5593

heidi.rosenberg@camas.wednet.edu

This e-mail, related attachments and/or any response may be subject to public disclosure under state and federal law.

From: Barry McDonnell
Sent: Thursday, February 18, 2021 10:56 AM
To: Sarah Fox
Subject: FW: Help!

-----Original Message-----

From: Cheryl Payton <cheryl.payton@hotmail.com>
 Sent: Sunday, February 14, 2021 9:50 PM
 To: Barry McDonnell <BMcDonnell@cityofcamas.us>
 Subject: Help!

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Mayor McDonnell,

I'm writing in regard to my concern about the requested business license for Discover Recovery Rehabilitation, 2213 NW 23rd Avenue. As I hope you've been made aware, this drug and alcohol detox center is planned to be right next to Dorothy Fox Elementary school. I've been told that there will be a hearing and the city's job is to make sure everything is legal.

Some of my concerns include:

- proximity of playground and park to the facility -patients leaving the program before finishing and walking right into the streets where are children walk to and from school -patients' hallucinating/having psychotic episodes all while being in close proximity to our children -patients outside smoking -patient visitors (which the cofounders state is "not allowed", but I would expect visitors still come at admit to drop off their loved one, pickup at discharge and/or come without permission) being in close proximity to our children -increase in traffic -negative impact on property value

Questions:

- Our school playground backs up to this property. Will residents be allowed to spend time outside during their stay and be in close proximity to our children while being potentially mentally unstable?
- Will residents be allowed to smoke outside?
- I'm concerned about increase in traffic and adequate parking, placing pedestrians at higher risk. Will visitors, staff and residents have adequate parking to avoid increasing congestion or overflowing to our streets and park?
- What is the fall out rate and what is the procedure for a resident exiting the facility if they haven't successfully completed the program?
- How will residents arrive and depart the facility? Will they have friends/visitors deliver at admit and pick up at discharge? How will unexpected/non-permitted visitors be addressed?
- how often do people coming off of drugs/alcohol have psychotic episodes or hallucinations?
- how will you ensure that sex offenders will not be allowed into the facility?
- explain a situation when a sex offender would be required by law to be admitted to this facility?
- what is the maximum number of residents you expect in a years time?
- how will the camas PD handle calls for loitering in Dorothy Fox Park?
- historically, how do rehab facilities like these affect the property values?

If this business license is granted, I'd like to know what the city can do from a planning and development perspective to prevent businesses like this going into our neighborhoods in the future. The easy access that these ill and potentially dangerous individuals will have to hundreds of vulnerable and innocent children is terrifying. While I am very much a proponent for rehab facilities like these, I do not think it is safe to have right next door to our elementary school.

Please help!

Sincerely,
Cheryl Payton
Mother of 2 elementary age children
3161 NW Quartz Place
Camas WA 98607
503-522-6169

From: Barry McDonnell
Sent: Thursday, February 18, 2021 10:56 AM
To: Sarah Fox
Subject: FW: Discover Recovery Treatment Center next to Dorothy Fox Elementary

From: D Collins <sistercol45@yahoo.com>
Sent: Sunday, February 14, 2021 4:52 PM
To: Barry McDonnell <BMcDonnell@cityofcamas.us>
Subject: Discover Recovery Treatment Center next to Dorothy Fox Elementary

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hello Mr. McDonnell:

I am writing with concern regarding the purchase and development of the Discover Recovery Treatment Center. My apprehension comes from the fact of how close this facility will be to an elementary school and a public park, where many children have played and visit, including my own, on many occasions.

The facility, it seems, treats drug and alcohol abuse, as well as, men's addictions. I am reaching out, as a concerned community member, as it wouldn't seem inappropriate for a recovery treatment center to be so close to an elementary school and public park. It would seem that it would be in conflict with "Drug Free Zones" based on certain treatments that are used for addictions.

I am hoping that you will consider not approving this facility so close to the park and school. My daughter went to Dorothy Fox in 3rd and 4th grade, and as parent, I feel that it would not create a safe environment for students, staff, and the surrounding community.

Thank you,

Deidre Collins

From: Barry McDonnell
Sent: Thursday, February 18, 2021 10:57 AM
To: Sarah Fox
Subject: FW: Drug Rehab site

From: Bob Pallari <bpallari@gmail.com>
Sent: Sunday, February 14, 2021 3:56 PM
To: Barry McDonnell <BMcDonnell@cityofcamas.us>
Subject: Drug Rehab site

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Mayor McDonnell:

Please exercise your leadership and authority to deny the request by Discover Recovery to locate their business on Prune Hill next to Dorothy Fox park and school. I worked over 40 years in public health clinics and hospitals in the Portland metro area. My experience with detox/rehab facilities is that no matter how hard the management and staff try, many residents fail to achieve sobriety. This is not my major concern. With the failure rate so high, I have seen the areas around these facilities become populated by ex-residents and other addicted people which in turn resulted in attracting drug dealers to these new clients.

I see no reason to prolong the decision, create public hearings and bring a divisive issue to our neighborhood when we are all struggling with so many stressful issues.

Thank you for your consideration.

Robert and Kathleen Pallari
2730 NW 28th Circle
Camas, WA.

Sarah Fox

From: Barry McDonnell
Sent: Thursday, February 18, 2021 10:57 AM
To: Sarah Fox
Subject: FW: Dorothy Fox Safety

-----Original Message-----

From: Bryce Payton <bpayton58@hotmail.com>
Sent: Saturday, February 13, 2021 8:34 AM
To: Barry McDonnell <BMcDonnell@cityofcamas.us>
Subject: Dorothy Fox Safety

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hello Barry - I am sure you have been getting emails regarding the plans for the old Fairgate facility on 2313 NW 23rd ave. Our daughter walks to school for crossing guard on Thursdays. I walk my son to 2nd grade on Thursday and Friday and my daughter will be back next week for 5th grade. We can not allow a rehab facility to move in to this location that touches our school Dorothy Fox. This is not acceptable. No matter what they could do in regards to safety it will not make us or our school feel safe. We already have to worry about their safety as is without a facility like this touching the school. This business can not be allowed to operate in this area, in our school, and community. We believe in helping people with addiction but this home is touching our school, where our kids learn and play. We can not allow this to continue and no amount of safety measures will make us feel that this is ok.

What can be done? We voted for and now we need your help.

Concerned Parent, voter, property and state tax payer,

Bryce Payton
3161 NW Quartz Place
Camas Wa 98607
593-522-6523

Sent from my iPhone

Sarah Fox

From: Barry McDonnell
Sent: Thursday, February 18, 2021 10:59 AM
To: Sarah Fox
Subject: FW: Drug Rehab Center Next to Elementary School

From: Ian Stirling <ianraystirling@gmail.com>
Sent: Friday, February 12, 2021 12:12 PM
To: Barry McDonnell <BMcDonnell@cityofcamas.us>
Cc: Ellen Burton <EBurton@cityofcamas.us>; Bonnie Carter <BCarter@cityofcamas.us>; Don Chaney <dchaney@cityofcamas.us>; Steve Hogan <shogan@cityofcamas.us>; Shannon Roberts <SRoberts@cityofcamas.us>; Melissa Smith <msmith@cityofcamas.us>; Greg Anderson <ganderson@cityofcamas.us>
Subject: Drug Rehab Center Next to Elementary School

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Dear Camas Council Member,

I am writing to you today on behalf of my three children and the hundreds of children who attend Dorothy Fox Elementary. I have become aware of a drug rehabilitation center to be occupied next to my children's school. Government statistics show that 40-60% of drug addicts relapse from treatment (<https://www.drugabuse.gov/publications/drugs-brains-behavior-science-addiction/treatment-recovery>). Half of every individual who lives at this facility will use and bring drugs into our community and next to hundreds of children.

I urge you, as our city council, to immediately bring to vote a city law requiring such facilities be established more than 1,000 feet from school grounds. Our city attorney can verify that facilities of more than 6 patients, as this one will be, can be subject to and has precedent for such a requirement.

Everyone can agree that such facilities are needed, but to allow them next to an elementary school is unconscionable. I look forward to seeing what type of leaders we have elected to keep Camas a safe, family focused community.

Thank you for your time,
Ian Stirling

From: Barry McDonnell
Sent: Thursday, February 18, 2021 11:05 AM
To: Sarah Fox
Subject: FW: Drug rehab on prune Hill. Please open and read

From: Robert Ball <ball7881@outlook.com>
Sent: Wednesday, February 10, 2021 11:06 PM
To: Barry McDonnell <BMcDonnell@cityofcamas.us>
Subject: Drug rehab on prune Hill. Please open and read

Sir

First I would like to say a late congratulations on becoming mayor your first time out in politics. I read your profile and Ireland is a great place with even better people I have been twice and had a lot of fun " maybe a little to much fun" anyways on to my concerns. We have lived in Camas for 13 years and have basically raised our children in the same home for all these years its a great community with even better schools but the other day a sign was posted across the street from our home it stated a person has bought the retirement home to turn it into a drug rehab of course the sign said convalescent home but after doing research I have found out it was purchased by a company out of Long Beach WA. So I called Sarah that us the contact number on the sign for the city of Camas and she sent me a email with the basic info on everything. I believe in drug treatment and trying to get your life back on track but what I don't think is right is to put a rehab next to Dorothy fox and I mean next to it or have a rehab next to a community park that the whole neighborhood uses then there is the church that is next door also which also has a pre school in it. With all that said I haven't even talked about home values and how it will effect them and yes I know there is studies that say it won't effect them but there just as many that say it does and I tend to believe the research that says it will effect home values. Think about it why do families move here because it's safe with great schools and very friendly ok also the taxes don't hurt but if you had a young family would you buy a home that has a rehab in it probably not if you think about it. So home values drop means less taxes for the city I would think but more then that is this what our city government wants in our residential areas. I know they will say it's only 15 beds and it's not open for day use it's 24 hour care and it will be secure with cameras and locks and supervision but it will never be secure. I dont know what if any history you have with addiction but I have knowledge of it because of a family member and trust me they will do ANYTHING to get thier fix and yes they are suppose to be there to get better and yes there will be some thats exactly why they are there then there is the other people that go because thier wife will leave them if they don't go or it's because it's court ordered and yes I called the company and they take court order rehab as long as it's 30 days which is common. Look I don't want to sound like some a hole saying all this I believe in treatment I just don't think it should be in a residential area with churches and schools literally right next door. Some of there patients will go thier but they are not ready to get fixed so they will search out drugs or the drug dealers will search them out. I can envision people OD ing in that nice new restrooms at the park many things could happen and do we want to take that chance with our children our schools our churches I wouldn't think so. I know just on my street alone everything from protest to lawyers have been brought up to try and make the city not allow this. I dont think it would ever get that extreme but I do know when the city has the hearing it will be full of people from prune Hill that are very upset. I dont know if you know about the community blog for prune Hill I was reading it and stop counting at 300 people that are upset with the idea of a drug rehab that deals with all drugs to include herion opiods and alcohol it doesn't matter that it's a 24 hour or a day rehab either way it brings a dangerous situation into a residential area that doesn't need to happen. Think about all those people just down the street 100 yards that bought all those new homes for over 600000 and now they have a rehab in there neighborhood no more can the kids play at the park safely no more can they walk and ride thier bikes to school it's to un safe. You may think I am over reacting but I am trying to let you know how the people of your community feels and no I don't speak for everyone but I have spoke to enough people and friends to know whats going on. Sorry I will stop beating the subject all I ask is you take a look at this and try and look from our perspective. Please don't allow this to happen to such a great place to live.

Robert Ball
Ball7881@outlook.com
 (503)313-9502. Please text first

Thank you for reading all this
 Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)

From: James & Hannah <emailjandh@gmail.com>
Sent: Thursday, February 18, 2021 4:16 PM
To: Sarah Fox
Subject: Questions regarding Recovery Discovery on 23rd Ave

Hello Ms Fox,

I left a few voicemails but will put questions here if that is easier for you.

I live on NW Utah Ct within 300 feet of the Fairgate Estate.

First, I wanted to address a post from the City of Camas on the nextdoor "public agencies" wall by Bryan Rachel. I believe it is still missing important information that clarifies for the public the intended use of the Fairgate Estate by Discovery Recovery. The term "convalescent home" alone is not sufficient description of services to be rendered. You have been helpful in sending those details to fellow neighbors so I was able to see for myself for clarification but would like to request that those details be added to the City of Camas nextdoor post and that future official online posts, notices and mailers contain details of services to be rendered. Below is the verbaige you directly provided to others in email that was missing in the Feb 9 nextdoor post for reference. I feel this is important for residents to maintain trust in this process.

"The new owners are proposing a 15-bed convalescent home that will provide full-time care and treatment for individuals seeking to recover from disorders in the abuse of drugs, alcohol, and other substances. It will provide 24-hour care and is not a day facility."

I also wanted to ask what the typical reach of mailed notices for the public hearing surrounding the site location is? I hope that question makes sense. I would submit that residents within the Dorothy Fox Elementary School should at least be included if not already. As a mom with three young kids I would feel that any parent that has children attending the adjacent Dorothy Fox Elementary School or that any resident visiting Dorothy Fox Park would want to be advised of the proposed use of Fairgate Estate and possibly attend the public hearing if they have questions. It is important to know that the majority of the kids that attend Dorothy Fox walk and many students walk to and from school from homes to the west of the school through the park and walk along 23rd Ave where the fairgate estate sits. I am not sure if those houses will receive notices as I am not sure how far their homes are but feel that the public hearing should be for those residents and families as well.

Lastly, I would like to request the name and contact for the Hearings Examiner that will be assessing this application.

Thank you very much,

Hannah Rogers
360-433-5316

Sarah Fox

From: Kristen Maxwell <kristenpmaxwell@gmail.com>
Sent: Monday, February 22, 2021 1:30 PM
To: Sarah Fox
Cc: Stuart Maxwell
Subject: Discover Recovery (2213 NW 23rd Avenue)

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Hello Ms. Fox,

I am writing in regards to the proposed development at 2213 NW 23rd on Prune Hill, currently the location of a retirement community. I'm sure you have received many letters from my fellow neighbors, but I would like to contribute my objection to the proposed Discover Recovery Treatment Center as well.

My family and I live within a short walking distance to this property, in fact, I can see it from my backyard and pass by this facility, daily, on our walks. We place a high value in knowing that we have a safe community, with businesses surrounding us that are safe for our children to be around. If we weren't concerned by being located near an undesirable business (that could propose a threat to our community), we would live in the middle of an urban district.

I believe that it would be extremely reckless and irresponsible to consider allowing a substance abuse rehabilitation center in close proximity to a residential neighborhood full of children, or an elementary school.

As a business person, I understand that the City has to allow for a fair assessment and review of the request, but I hope the City of Camas considers the impact of this type of business to the community.

My reasons for objecting are as follows:

- 1) The rehabilitation of substance abuse near a school could propose risks to young children and staff in the event that a patient (in need of care) enters school grounds and is not being properly escorted when outside.
- 2) I am also concerned that someone released from the center, or leaves at their own will, could propose a risk to the community. I don't believe we have proper assurance, at this point, that someone exiting the facility will be escorted by a guardian to their next home.
- 3) Additionally, what if our children ask what is taking place in the center? This could bring about discussions that our young children may not understand and may not be appropriate to discuss at this point in their lives.
- 4) Lastly, our property value is at risk. If I was someone looking for property in this market, I would certainly not want to be located by a substance abuse rehabilitation center. This could impact the value of our homes and the tax revenue to the City.

Please take my concerns into consideration when reviewing Discover's application, as well as the safety and concerns of other families in this community.

Thank you for your attention and time.

Kristen Maxwell
832-331-7970

Sarah Fox

From: Shannon Roberts
Sent: Monday, February 22, 2021 3:36 PM
To: Sarah Fox
Cc: Robert Maul; Jamal Fox; Bryan Rachal
Subject: Fwd: Questions regarding Recovery Discovery on 23rd Ave

Greetings Sarah,

Please see below. I am keeping you informed of the temperature out there and maybe we can mitigate it somehow with more communication. People are angry and fearful already and it's been brewing for a year.

Also just wondering if it's usually a secret who the hearings examiner might be?

Cheers,

Shannon Roberts
Camas City Council | Ward 1
509-637-5192

Begin forwarded message:

From: James & Hannah <emailjandh@gmail.com>
Date: February 22, 2021 at 13:17:39 PST
To: Shannon Roberts <SRoberts@cityofcamas.us>
Subject: Fwd: Questions regarding Recovery Discovery on 23rd Ave

Hello Ms. Roberts,

Here is the response I got back from Sara Fox regarding the questions I had that we talked about. I was about to email her back for a bit more clarification, but my husband thought I should send it to you as we are a bit confused by the response and not feeling like it was received correctly? I did not get information on who the hearings examiner was and did not feel that my other questions clearly addressed. I am happy to follow up with her but feel a bit of a brick wall. Let me know what you think.

Also, I am betting you saw Fridays Camas Post Record article where they introduced the owners and business plan of the rehab etc. Interestingly they did not try very hard to talk to any residents. Just in case here it is: <https://www.camaspostrecord.com/news/2021/feb/18/substance-abuse-treatment-and-recovery-center-proposed-for-camas/>

Another very interesting and timely article done by NPR sheds some disturbing light on the booming and underregulated rehan industry is worth a quick read or listen: <https://www.npr.org/2021/02/15/963700736/as-addiction-deaths-surge-profit-driven-rehab-industry-faces-severe-ethical-cris>

Discovery Recovery lists membership to the National Association of Addiction Providers which the NPR article states is one of few regulatory bodies in industry. Interesting note is that though the logo is displayed on the Discovery website we found that their membership lapsed last Sept. of 2020 when we called the NAATP for verification.

Another update, we had a very productive zoom call with Brandon Vick on Friday. He and Larry Hoff are for sure supportive and understand concern. We are in communication on this issue now and it sounds like they may be able to write a letter with their position to share with Camas.

Lastly, if you have an opening this week or next I am happy to gather a few neighbors to join a zoom call. I also put out a request today with the other city council members. Thank you again for your time, help and consideration on this matter.

Hannah Rogers
360-433-5316

----- Forwarded message -----

From: **Sarah Fox** <SFox@cityofcamas.us>

Date: Thu, Feb 18, 2021 at 5:40 PM

Subject: RE: Questions regarding Recovery Discovery on 23rd Ave

To: James & Hannah <emailjandh@gmail.com>

Ms. Rogers,

Thank you for email. It will be added to the record for this case and forwarded to the hearings examiner for consideration.

The city follows the legal procedures for noticing that is described at CMC 18.55.150 and 190 https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.55ADPR_ARTIVPUNOHE. The utilization of Nextdoor and other online websites to communicate to citizens is in addition to what the law requires.

From: Camas Legals <legals@camaspostrecord.com>
Sent: Wednesday, February 24, 2021 4:17 PM
To: Sarah Fox
Subject: RE: Publish notice for File No. CUP 21-01 Discover Recovery

Categories: Top Priority

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Hello Sarah,
I'm confirming receipt of NOA & PH File No. CUP21-01.
It is scheduled to publish March 4th for a final cost of \$61.71.
The ad number is #519620.

Thank you!
Kylie McLaughlin

Camas-Washougal Post Record
701 W. 8th St. || PO Box 180
Vancouver, WA 98660
PH: 360-735-4588 || FAX: 360-735-4495
Toll Free: 1-800-743-3391 x4588
e-mail: legals@camaspostrecord.com

From: Sarah Fox <SFox@cityofcamas.us>
Sent: Wednesday, February 24, 2021 11:10 AM
To: Camas Legals <legals@camaspostrecord.com>
Subject: Publish notice for File No. CUP 21-01 Discover Recovery

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
Could you publish the attached notice in the Camas Post Record for March 4th and send me the publication number?

Thank you!

Sarah J. Fox (*she, her*)
Senior Planner - AICP
City of Camas Planning Division
Mobile [360.513.2729](tel:360.513.2729) | Office [360.817.7269](tel:360.817.7269)

From: Robert Maul
Sent: Thursday, February 25, 2021 9:11 AM
To: knightrk@comcast.net
Cc: Phil Bourquin; Jamal Fox; Sarah Fox
Subject: Discovery Recovery

Good morning, Ron.

My name is Robert Maul and I am the Planning Manager with the City of Camas. I was forwarded your inquiry by administration.

I went out to the site this morning and did see that the sign is missing, either damaged in the storm or vandalized. It will need to be replaced. The function of that sign is public notification.

The application is still valid and under review by staff. Procedurally staff will be sending out formal public notices for the application and hearing date to neighbors in a 300' radius as well as posting on the City's website and publication in the Post Record. If you wish to provide formal comments for the record please send an email to Sarah Fox, who is the Senior Planner working on the application. I have copied her on this email for your convenience. There will be a public hearing for this application, which is run by the Hearing Examiner, who renders the decision for the proposal. Please let us know if you have other questions, or need any additional information.

Regards,

Robert

From: Ron and Karen Knight <knightrk@comcast.net>
Sent: Wednesday, February 24, 2021 5:04:17 PM
To: Greg Anderson
Subject: Halfway House Application

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Greg- I'm hoping that the removal of the sign indicating application for converting the Bed and Breakfast, which was converted into an Assisted Living, and now seeks to become a Halfway House means the City of Camas has come to their senses and declined to approve an application that would merge individuals with various addictions with our neighborhood and nearby elementary school children.

If that is not the case, please let me know. I have to say, it's probably the most ludicrous thing I've seen in my 25 years in Camas.

Ron

From: Ron and Karen Knight <knightrk@comcast.net>
Sent: Thursday, February 25, 2021 10:46 AM
To: Robert Maul
Cc: Phil Bourquin; Jamal Fox; Sarah Fox; Greg Anderson
Subject: RE: Discovery Recovery

Hello Robert- thank you for the prompt reply/follow-up. I appreciate the information on the process. While I am beyond the 300' radius (maybe within 500') I will share this information with some of our friends and neighbors that are clearly within that area. If one of you could share the due date for comments for the record, I would appreciate that.

I am dubious that the city of Camas has the human resources and/or the legal basis to assure the applicants maintain the scope and standards put forth in their application.

Thank you-

Ron Knight

From: Robert Maul
Sent: Thursday, February 25, 2021 9:11 AM
To: knightrk@comcast.net
Cc: Phil Bourquin <PBourquin@cityofcamas.us>; Jamal Fox <JFox@cityofcamas.us>; Sarah Fox <SFox@cityofcamas.us>
Subject: Discovery Recovery

Good morning, Ron.

My name is Robert Maul and I am the Planning Manager with the City of Camas. I was forwarded your inquiry by administration.

I went out to the site this morning and did see that the sign is missing, either damaged in the storm or vandalized. It will need to be replaced. The function of that sign is public notification.

The application is still valid and under review by staff. Procedurally staff will be sending out formal public notices for the application and hearing date to neighbors in a 300' radius as well as posting on the City's website and publication in the Post Record. If you wish to provide formal comments for the record please send an email to Sarah Fox, who is the Senior Planner working on the application. I have copied her on this email for your convenience. There will be a public hearing for this application, which is run by the Hearing Examiner, who renders the decision for the proposal. Please let us know if you have other questions, or need any additional information.

Regards,

Robert

Sarah Fox

From: Steve Hogan
Sent: Thursday, February 25, 2021 11:10 AM
To: Sarah Fox
Cc: Jamal Fox; tweetfamily@comcast.net
Subject: Fw: Oppose drug rehab next to Dorothy Fox school, park, and church that serve youth. Neighborhood preservation ordinance

Sarah,

Attached is a letter I received regarding the land use issue for Discover Recovery that should be entered into the public records.

Steve Hogan

From: MARGARET TWEET <tweetfamily@comcast.net>
Sent: Monday, February 22, 2021 1:06 PM
To: City Council Members (GRP); Barry McDonnell
Subject: Oppose drug rehab next to Dorothy Fox school, park, and church that serve youth. Neighborhood preservation ordinance

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I am writing in opposition to establishing a drug rehab facility next to the Dorothy Fox elementary School, the adjacent park, and the adjacent church, all of which serve youth in the city of Camas. Businesses with a deteriorating influence or a negative impact can be regulated in terms of time, place, and manner of operation. Protecting youth is vital, and these long established child focused activity centers must be protected from needles in the park and school ground, theft from neighbors to feed addictions, and assaults such as have happened to children where such facilities have located. The adjacent park and school playground has long been used for youth sports practices after school and on weekends and in the summer. The playground has been open to the neighborhood on the weekends and during summer, serving as a park after hours. After school care has also been offered at D. Fox school. the church as hosted summer kids programs and preschool programs, and may do so in future. Thank you for your consideration of preserving this child centered activity area that serves many neighborhoods in Camas. Margaret Tweet

- 8.06.010 - General provisions. This chapter shall be known as the "neighborhood preservation ordinance" of the city, may be cited as such, and will be referred to hereinafter as "this chapter." (Ord. 2193 § 1 (part), 1999)
- 8.06.020 - Purpose and scope.

A.The purpose of this chapter is to promote the health, safety and welfare of the citizens of Camas, Washington, and to protect neighborhoods against hazards, blighting, and deteriorating influences or conditions that have a negative impact on families; encourage social disorder and crime; and decrease area property values, by establishing minimum standards for the maintenance of all residential and nonresidential buildings and structures, and vacant and improved land.

B.This chapter shall apply to all buildings, structures and lands within the city regardless of the use, the date of construction, improvement or alteration.

From: Steve Hogan
Sent: Thursday, February 25, 2021 11:14 AM
To: Sarah Fox
Cc: Jamal Fox; emailjandh@gmail.com
Subject: Fw: Meeting request from Dorothy Fox area residents

Sarah,

Below is an email I believe should be entered into the public record for the land use issue going to the Hearings Examiner for the Discover Recovery application.

Steve Hogan

From: James & Hannah <emailjandh@gmail.com>
Sent: Monday, February 22, 2021 12:10 PM
To: Steve Hogan
Subject: Meeting request from Dorothy Fox area residents

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Greetings Councilor Hogan,

Hello, my name is Hannah Rogers and I am a Camas resident. I moved my family here from Vancouver 3 years ago as we were drawn to the safe, walkable neighborhoods especially as I have three young children. I am writing to you because we live on Utah Ct. only a few hundred feet from the Fairgate Estate that is the site of the proposed drug rehab facility. You can imagine this has caught our attention and many others in the prune hill neighborhood area as it borders Dorothy Fox Elementary and Dorothy Fox Park. My husband and I have done a lot of thinking and research on this as we live so close and we have been connecting with many other neighbors who have valid concerns as well. An online petition to oppose the project has been started and I believe it has reached close to 600 signatures in short time. The Camas Post Record article from last Friday <https://www.camaspostrecord.com/news/2021/feb/18/substance-abuse-treatment-and-recovery-center-proposed-for-camas/> introduced greater Camas to the new owners and their business plan for our community, but I would love to know if you have time to do a zoom meeting with area residents to hear our specific thoughts and concerns. I have been in contact with Shannon Roberts and she has agreed to set up a zoom with us as well. I am grateful for technology making these meetings easier for folks like me to connect with our elected officials! I can pull in 2-3 neighbors to join a zoom call. Let me know and I am happy to coordinate. The application has been deemed technically complete so we are expecting a public hearing date to be set in the next few weeks.

I also wanted to share this recent and poignant NPR article from the 15th that talks about the booming but also unregulated drug rehab industry. <https://www.npr.org/2021/02/15/963700736/as-addiction-deaths-surge-profit-driven-rehab-industry-faces-severe-ethical-crisis>



As Addiction Deaths Surge, Profit-Driven Rehab Industry Faces 'Severe Ethical Crisis' : NPR

www.npr.org

Many drug rehab programs use aggressive sales techniques, price-gouge patients and provide substandard care. The system often pushes people struggling with addiction into debt, but not recovery.

Thank you for your time and consideration.

Respectfully,
Hannah Rogers
360-433-5316

Sarah Fox

From: Greg Anderson
Sent: Thursday, February 25, 2021 12:00 PM
To: Sarah Fox
Cc: Jamal Fox
Subject: Fw: Drug Rehab Facility placement

For the record.

From: Bob Pallari <bpallari@gmail.com>
Sent: Sunday, February 14, 2021 4:08 PM
To: Ellen Burton
Cc: Greg Anderson
Subject: Drug Rehab Facility placement

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Dear Ms. Burton and Mr. Anderson:

Please exercise your leadership and authority to deny the request by Discover Recovery to locate their business on Prune Hill next to Dorothy Fox park and school. I worked over 40 years in public health clinics and hospitals in the Portland metro area. My experience with detox/rehab facilities is that no matter how hard the management and staff try, many residents fail to achieve sobriety. This is not my major concern. With the failure rate so high, I have seen the areas around these facilities become populated by ex-residents and other addicted people which in turn resulted in attracting drug dealers to these new clients.

I see no reason to prolong the decision, create public hearings and bring a divisive issue to our neighborhood when we are all struggling with so many stressful issues.

Thank you for your consideration.

Robert and Kathleen Pallari
2730 NW 28th Circle
Camas, WA.

Sarah Fox

From: Bonnie Carter
Sent: Thursday, February 25, 2021 12:18 PM
To: Sarah Fox
Cc: Steve Hogan
Subject: Fw: Help

Hi Sarah,

I will only forward the emails that I have received that were **not** addressed to all council. I will include any other council members on the email so we hopefully, don't overload you.

Bonnie Carter
Camas City Council

From: Cheryl Payton <cheryl.payton@hotmail.com>
Sent: Thursday, February 18, 2021 2:32 PM
To: Bonnie Carter; Steve Hogan
Subject: Help

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hello,

I'm writing in regard to my concern about the requested business license for Discover Recovery Rehabilitation, [2213 NW 23rd Avenue](#). As I hope you've been made aware, this drug and alcohol detox center is planned to be right next to Dorothy Fox Elementary school. I've been told that there will be a hearing and the city's job is to make sure everything is legal.

Some of my concerns include:

- proximity of playground and park to the facility
- patients leaving the program before finishing and walking right into the streets where are children walk to and from school
- patients' hallucinating/having psychotic episodes all while being in close proximity to our children
- patients outside smoking
- patient visitors (which the cofounders state is "not allowed", but I would expect visitors still come at admit to drop off their loved one, pickup at discharge and/or come without permission) being in close proximity to our children
- increase in traffic
- negative impact on property value

Questions:

- Our school playground backs up to this property. Will residents be allowed to spend time outside during their

stay and be in close proximity to our children while being potentially mentally unstable?

- Will residents be allowed to smoke outside?

-I'm concerned about increase in traffic and adequate parking, placing pedestrians at higher risk. Will visitors, staff and residents have adequate parking to avoid increasing congestion or overflowing to our streets and park?

- What is the fall out rate and what is the procedure for a resident exiting the facility if they haven't successfully completed the program?

-How will residents arrive and depart the facility? Will they have friends/visitors deliver at admit and pick up at discharge? How will unexpected/non-permitted visitors be addressed?

-how often do people coming off of drugs/alcohol have psychotic episodes or hallucinations?

-how will you ensure that sex offenders will not be allowed into the facility?

-explain a situation when a sex offender would be required by law to be admitted to this facility?

-what is the maximum number of residents you expect in a years time?

-how will the camas PD handle calls for loitering in Dorothy Fox Park?

-historically, how do rehab facilities like these affect the property values?

If this business license is granted, I'd like to know what the city can do from a planning and development perspective to prevent businesses like this going into our neighborhoods in the future. The easy access that these ill and potentially dangerous individuals will have to hundreds of vulnerable and innocent children is terrifying. While I am very much a proponent for rehab facilities like these, I do not think it is safe to have right next door to our elementary school.

Please help!

Sincerely,

Cheryl Payton

Mother of 2 elementary age children

[3161 NW Quartz Place](#)

[Camas WA 98607](#)

[503-522-6169](#)

Sarah Fox

From: Ellen Burton
Sent: Thursday, February 25, 2021 8:29 PM
To: Sarah Fox
Subject: Fwd: Meeting request from Dorothy Fox area residents

Categories: Follow-up

Hi Sarah,
Per Jamal's request here is an email about the rehab conditional use permit. Will the city notify them of the hearing?
Ellen

Ellen L. Burton
Camas City Council Member I Ward 3

Begin forwarded message:

From: Ellen Burton <EBurton@cityofcamas.us>
Date: February 22, 2021 at 4:55:00 PM PST
To: James & Hannah <emailjandh@gmail.com>
Cc: Jamal Fox <JFox@cityofcamas.us>, Greg Anderson <ganderson@cityofcamas.us>
Subject: Re: Meeting request from Dorothy Fox area residents

Hi Hannah,

Thank you for sharing your concerns about the proposed drug rehab center at the Fairgate Inn Assisted Living property and the NPR article. That was a sobering article. As a Dorothy Fox parent alum, I've personally experience the strong and caring school community we've built over the years.

This is one of those processes that neither the Camas City Council nor Planning Commission are involved. Instead, per state and local laws, a hearings examiner will hold a public hearing to determine the outcome of the conditional use permit as filed by the owners. That's your opportunity to bring up your well-researched and thoughtful concerns. As of now, the hearing isn't scheduled. When it is, there will be a 15 day advance notice. Please check the Camas Washougal Post-Record <https://www.camaspostrecord.com/>, city website <https://www.cityofcamas.us/> or the sign in front of the property for the date.

I would enjoy meeting with you and/or a group of parents to learn about other ideas, questions or concerns you might have about the city. However, since I'm not able to influence this

process, I respectfully decline the offer to discuss the proposed change to the Fairgate Inn property.

Thank you for caring about our community.

Thanks,
Ellen

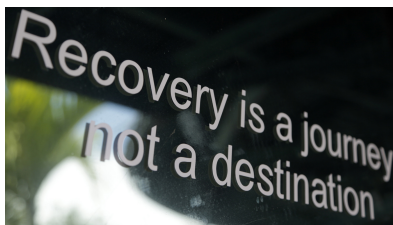
From: James & Hannah <emailjandh@gmail.com>
Sent: Monday, February 22, 2021 9:20 AM
To: Ellen Burton
Subject: Meeting request from Dorothy Fox area residents

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Greetings Councilor Burton,

Hello, my name is Hannah Rogers and I am a Camas resident. I moved my family here from Vancouver 3 years ago as we were drawn to the safe, walkable neighborhoods especially as I have three young children. I am writing to you because we live on Utah Ct. only a few hundred feet from the Fairgate Estate that is site of the proposed drug rehab facility. You can imagine this has caught our attention and many others in the prune hill neighborhood area as it borders Dorothy Fox Elementary and Dorothy Fox Park. My husband and I have done a lot of thinking and research on this as we live so close and we have been connecting with many other neighbors who have valid concerns as well. An online petition to oppose the project has been started and I believe it has reached close to 600 signatures in short time. The Camas Post Record article from last Friday <https://www.camaspostrecord.com/news/2021/feb/18/substance-abuse-treatment-and-recovery-center-proposed-for-camas/> introduced greater Camas to the new owners and their business plan for our community, but I would love to know if you have time to do a zoom meeting with area residents to hear our specific thoughts and concerns. I have been in contact with Shannon Roberts and she has agreed to set up a zoom with us as well. I am grateful for technology making these meetings easier for folks like me to connect with our elected officials! I can pull in 2-3 neighbors to join a zoom call. Let me know and I am happy to coordinate. The application has been deemed technically complete so we are expecting a public hearing date to be set in the next few weeks.

I also wanted to share this recent and poignant NPR article from the 15th that talks about the booming but also unregulated drug rehab industry. <https://www.npr.org/2021/02/15/963700736/as-addiction-deaths-surge-profit-driven-rehab-industry-faces-severe-ethical-crisis>



Thank you for your time and consideration.

Respectfully,
Hannah Rogers
360-433-5316

Sarah Fox

From: Ellen Burton
Sent: Thursday, February 25, 2021 8:33 PM
To: Sarah Fox
Subject: Fwd: Drug Rehab Facility placement

Categories: Follow-up

Hi Sarah,
More emails about drug rehab. This was Greg's response to the Pallari family. I'm looking for mine.
Ellen

On Feb 15, 2021, at 8:45 AM, Greg Anderson <ganderson@cityofcamas.us> wrote:

Good morning,

Thank you for your email with your concerns.

I'm including an informational piece from city staff from a few days ago (copy/paste) to help clarify where this application for consideration is:

<pastedImage.png>

And to continue,

The established process, based on state and city/local laws, does not allow the council to directly weigh in on these property-specific matters once an application has been filed.

Stay safe,

Thank you,

Greg Anderson

Councilmember

From: Bob Pallari <bpallari@gmail.com>
Sent: Sunday, February 14, 2021 4:08:59 PM
To: Ellen Burton
Cc: Greg Anderson
Subject: Drug Rehab Facility placement

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Dear Ms. Burton and Mr. Anderson:

Please exercise your leadership and authority to deny the request by Discover Recovery to locate their business on Prune Hill next to Dorothy Fox park and school. I worked over 40 years in public health clinics and hospitals in the Portland metro area. My experience with detox/rehab facilities is that no matter how hard the management and staff try, many residents fail to achieve sobriety. This is not my major concern. With the failure rate so high, I have seen the areas around these facilities become populated by ex-residents and other addicted people which in turn resulted in attracting drug dealers to these new clients. I see no reason to prolong the decision, create public hearings and bring a divisive issue to our neighborhood when we are all struggling with so many stressful issues.

Thank you for your consideration.

Robert and Kathleen Pallari
2730 NW 28th Circle
Camas, WA.

From: Ellen Burton
Sent: Thursday, February 25, 2021 8:34 PM
To: Sarah Fox
Subject: Fwd: Oppose drug rehab next to Dorothy Fox school, park, and church that serve youth. Neighborhood preservation ordinance

Categories: Follow-up

Message 3

Ellen L. Burton
Camas City Council Member I Ward 3

Begin forwarded message:

From: Ellen Burton <EBurton@cityofcamas.us>
Date: February 22, 2021 at 4:26:50 PM PST
To: MARGARET TWEET <tweetfamily@comcast.net>
Cc: Greg Anderson <ganderson@cityofcamas.us>, Jamal Fox <JFox@cityofcamas.us>
Subject: Re: Oppose drug rehab next to Dorothy Fox school, park, and church that serve youth. Neighborhood preservation ordinance

Hi Margaret,

Thank you for sharing your observations and research about the proposed drug rehab center at the Fairgate Inn Assisted Living property. As a Dorothy Fox parent alum, I understand your points about the proximity to our kids and youth.

This is one of those processes that neither the Camas City Council or Planning Commission are involved. A hearings examiner will hold a public hearing to determine the outcome of the conditional use permit as filed by the owners. That's your opportunity to bring up your well-researched and thoughtful concerns. As of now, the hearing isn't scheduled. When it is, there will be a 15 day advance notice. Please check the Post-Record, city website or sign in front of the property for the date.

Thank you again for caring about our community.

Best regards,
Ellen

From: MARGARET TWEET <tweetfamily@comcast.net>

Sent: Monday, February 22, 2021 1:06 PM

To: City Council Members (GRP); Barry McDonnell

Subject: Oppose drug rehab next to Dorothy Fox school, park, and church that serve youth.
Neighborhood preservation ordinance

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

I am writing in opposition to establishing a drug rehab facility next to the Dorothy Fox elementary School, the adjacent park, and the adjacent church, all of which serve youth in the city of Camas. Businesses with a deteriorating influence or a negative impact can be regulated in terms of time, place, and manner of operation. Protecting youth is vital, and these long established child focused activity centers must be protected from needles in the park and school ground, theft from neighbors to feed addictions, and assaults such as have happened to children where such facilities have located. The adjacent park and school playground has long been used for youth sports practices after school and on weekends and in the summer. The playground has been open to the neighborhood on the weekends and during summer, serving as a park after hours. After school care has also been offered at D. Fox school. the church as hosted summer kids programs and preschool programs, and may do so in future. Thank you for your consideration of preserving this child centered activity area that serves many neighborhoods in Camas. Margaret Tweet

- 8.06.010 - General provisions. This chapter shall be known as the "neighborhood preservation ordinance" of the city, may be cited as such, and will be referred to hereinafter as "this chapter." (Ord. 2193 § 1 (part), 1999)

- 8.06.020 - Purpose and scope.

A.The purpose of this chapter is to promote the health, safety and welfare of the citizens of Camas, Washington, and to protect neighborhoods against hazards, blighting, and deteriorating influences or conditions that have a negative impact on families; encourage social disorder and crime; and decrease area property values, by establishing minimum standards for the maintenance of all residential and nonresidential buildings and structures, and vacant and improved land.

B.This chapter shall apply to all buildings, structures and lands within the city regardless of the use, the date of construction, improvement or alteration.

Sarah Fox

From: Ellen Burton
Sent: Thursday, February 25, 2021 8:49 PM
To: Ian Stirling
Subject: Re: Drug Rehab Center Next to Elementary School

Categories: Follow-up

Hi Mr. Stirling,

Thank you for your email voicing your concerns about the proposed drug rehabilitation center at the Fairgate Inn Assisted Living property next to Dorothy Fox School and Park. As a Fox parent alum, I've experienced the strong community built over decades.

Due to state and local laws, this is one of those processes where neither the Camas City Council nor the Planning Commission are involved. A hearings examiner will hold a public hearing on March 24 to determine the outcome of the conditional use permit as filed by the owners. That's your opportunity to bring up your concerns.

Announcement:

A virtual public hearing has been scheduled regarding Discover Recovery and their application for a conditional use permit for property on NW 23rd Ave. The hearing will be held before the city's hearings examiner, March 24, at 5:00 p.m. For more

information: <https://www.cityofcamas.us/images/DOCS/PUBLIC/publicnotices/2021notices/CUP21-01%20Notice%20of%20App%20and%20Hearing.pdf>

Thank you for caring about our community.

Ellen

Ellen L. Burton

Camas City Council Member I Ward 3

On Feb 12, 2021, at 12:11 PM, Ian Stirling <ianraystirling@gmail.com> wrote:

Refer to Exhibit #34 for full text.

From: Ellen Burton
Sent: Thursday, February 25, 2021 8:58 PM
To: James & Hannah
Cc: Sarah Fox
Subject: Re: Meeting request from Dorothy Fox area residents

Categories: Follow-up

Hi Hannah,

I hope you and your family are doing well. The public hearing to review the conditional use permit for the proposed drug rehab by Dorothy Fox school and park is 5 pm [March 24, 2021](#).

Public Hearing Scheduled for [March 24](#)

A virtual public hearing has been scheduled regarding Discover Recovery and their application for a conditional use permit for property on NW 23rd Ave. The hearing will be held before the city's hearings examiner, [March 24, at 5:00 p.m.](#) For more information: <https://www.cityofcamas.us/images/DOCS/PUBLIC/publicnotices/2021notices/CUP21-01%20Notice%20of%20App%20and%20Hearing.pdf>

Thanks,
Ellen
Ellen L. Burton
Camas City Council Member I Ward 3

On Feb 22, 2021, at 4:55 PM, Ellen Burton <EBurton@cityofcamas.us> wrote:
Hi Hannah,

Thank you for sharing your concerns about the proposed drug rehab center at the Fairgate Inn Assisted Living property and the NPR article. That was a sobering article. As a Dorothy Fox parent alum, I've personally experience the strong and caring school community we've built over the years.

This is one of those processes that neither the Camas City Council nor Planning Commission are involved. Instead, per state and local laws, a hearings examiner will hold a public hearing to determine the outcome of the conditional use permit as filed by the owners. That's your opportunity to bring up your well-researched and thoughtful concerns. As of now, the hearing isn't scheduled. When it is, there will be a 15 day advance notice. Please check the Camas

Washougal Post-Record <https://www.camaspostrecord.com/>, city website <https://www.cityofcamas.us/> or the sign in front of the property for the date.

I would enjoy meeting with you and/or a group of parents to learn about other ideas, questions or concerns you might have about the city. However, since I'm not able to influence this process, I respectfully decline the offer to discuss the proposed change to the Fairgate Inn property.

Thank you for caring about our community.

Thanks,

Ellen

From: James & Hannah <emailjandh@gmail.com>
Sent: Monday, February 22, 2021 9:20 AM
To: Ellen Burton
Subject: Meeting request from Dorothy Fox area residents

For copy of email refer to Exhibits 43 or 46 as same email was sent to all councilors.



February 11, 2021

RE: Change of Use (2213 NW 23rd Avenue) - Information about Discover Recovery Facility

Dear Neighbor,

Our company, Discover Recovery, is proposing a convalescent home use at 2213 NW 23rd Avenue in Camas. We understand that there have been questions and comments about our conditional use application. We write this letter to provide you important information about our proposed project in your area.

Discover Recovery is proposing a maximum 15-bed convalescent home through a conditional use. The proposed use will provide 24-hour care and treatment for individuals seeking to recover from substance use disorders from drugs, alcohol, and other substances. The care and treatment services do not include any surgical, obstetrical, or acute illness services. Instead, the facility will provide living accommodations along with a safe and holistic setting staffed with medical and clinical professionals to help those who are suffering from substance use disorders. This use will replace the current 15-bed assisted living use that was permitted at the property.

The purpose of Discover Recovery is to meet the growing needs for individuals struggling from substance use disorders. The facility helps to solve the growing need for access to quality substance use treatment by serving individuals who otherwise would seek help outside the state due to the lack of local resources. Discover Recovery will provide care and treatment services with residence periods between 30 to 90 days. Our goal is to simply treat a patient so that a patient is well enough to return home. Although our programs are comprised of proven clinical therapies and treatments, Discover Recovery also prides itself on a holistic approach in treating recovery. Discover Recovery focuses on providing a therapeutically planned living and rehabilitative intervention environment for the treatment of individuals. By providing quality full-time care and treatment, the proposed use will provide support to effectively address the needs for individuals struggling with substance use disorders.

Because of several features of the Discover Recovery program and management of the facility, this use will not cause any harm or safety concerns to the nearby area, including the Dorothy Fox Elementary School and the Dorothy Fox Park. Discover Recovery has taken measures to address potential concerns and to minimize possible negative impacts on neighbors. Some examples of these measures include:

- Residents are prohibited from leaving the property per program guidelines unless there is a scheduled outing. Residents are to remain on-site and are supervised for off-site outings. Transportation to and from the facility and to and from off-site activities will be monitored and group outings will be limited.
- Residents at the facility are not allowed to use, park, or otherwise operate vehicles (whether their personal property or Discover Recovery's vehicles) at the property during their occupancy.
- Visitation by family and friends of the residents is not allowed at the facility at any time.
- We will have cameras installed throughout the center. Those camera feeds are monitored 24 hours a day.
- The facility will be staffed by medical professionals, clinical professionals, and other professional staff throughout its operations. Additionally, at least two staff members will be on-site 24 hours a day including a nurse, and 30-minute checks are performed with all patients on a 24-hour basis as well.
- Periodic supervised off-site resident group outings are anticipated on Saturdays or Sundays between 10:00 AM and 4:00 PM (after resolution of the current COVID-19 pandemic and a return to more typical conditions). The group outings will be organized and administered by the facility and would involve the use of a company vehicle (passenger van) that is stored on-site to transport the residents to and from the outing.
- The ingress and egress to the Discover Recovery site is off of NW 23rd Avenue at the south of the property while the school is accessed off of NW Sierra Street at the east. Programming for the Discover Recovery operations does not include any activities at the adjacent park or school property.

By implementing these measures as part of its daily operations, Discover Recovery will provide effective care and treatment for its residents while operating in a safe and secure manner.

Moving forward, as a surrounding neighbor, you will receive a letter from the City when the application is deemed "technically complete". We are told this application review process usually takes about 2 to 3 weeks. One element of achieving a "technically complete" application is installing a sign on the property that informs neighbors about the application.

That sign was posted at the site on February 4, 2021. A public hearing on the application will eventually be held. When the hearing is scheduled, the sign will be updated with the date of the hearing, a notice of the hearing will be published in the newspaper and on the city's website, and letters will be sent to the neighboring properties. You are welcome to view the status of the review and download application materials at the link in the footnote below.¹

We wish we could host live, community information sessions with all interested persons to answer questions and address any concerns. Unfortunately, due to the ongoing pandemic, we recognize the difficulty of convening community meetings. With that in mind, we created an online page to address frequently asked questions about the project. To learn more about frequently asked questions and to provide your feedback to the applicant online, we strongly encourage you to visit: <https://www.discoverrecovery-camas.com/>.

We want you to know that we will be available and will work with neighbors to ensure everyone feels safe and heard. We look forward to sharing more information with you about our company, our proposal, and our values as the permit review process moves forward. If you have any questions, please do not hesitate to reach us at thomas@discoverrecovery.com. And, for questions regarding the City of Camas's review process, please email Sarah Fox at SFox@cityofcamas.us.

Kind Regards,

Thomas Feldman and Christopher Paulson

Co-Founders of Discover Recovery

¹ <https://app.smartsheet.com/b/publish?EQBCT=c1d94372b4484b6da50f9da1ada3aa89>

From: Thomas Feldman <Thomas@telloshealth.com>
Sent: Friday, February 12, 2021 1:44 PM
To: office@harvestcc.info
Cc: Thomas Feldman
Subject: Discover Recovery- Change of use for 2213 NW 23rd Avenue
Attachments: Letter to Harvest Community Church.pdf

Dear Harvest Community Church,

My name is Thomas Feldman. My company, Discover Recovery, has purchased the property at 2213 NW 23rd Avenue. I have attached a letter addressed to Harvest Community Church which details the specifics of our planned use and includes a link to a new website which answers a number of questions you and other members of the Camas community may have about our program. We look forward to having open discussions with Harvest Community Church and are confident we can work together to resolve any concerns you may have.

Best Regards,

Thomas Feldman
(M) 202.379.8359
(F) 425.589.0432

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February 12, 2021

Harvest Community Church
2436 NW Astor Street
Camas, WA 98607
office@harvestcc.info

RE: Change of Use (2213 NW 23rd Avenue) - Information about Discover Recovery Facility

Dear Harvest Community Church,

Our company, Discover Recovery, is proposing a convalescent home use at 2213 NW 23rd Avenue in Camas - just to the southeast of your church. We write this letter to provide you important information about our proposed project in your area. We would very much like to get your feedback, understand any concerns, and answer any questions you may have.

Discover Recovery is proposing a maximum 15-bed convalescent home use through a conditional use permit. The proposed use will provide 24-hour care and treatment for individuals seeking to recover from substance use disorders from drugs, alcohol, and other substances. The care and treatment services do not include any surgical, obstetrical, or acute illness services. Instead, the facility will provide living accommodations along with a safe and holistic setting staffed with medical and clinical professionals to help those who are suffering from substance use disorders. This use will replace the current 15-bed assisted living use that was permitted at the property.

The purpose of Discover Recovery is to meet the growing needs for individuals struggling from substance use disorders. The facility helps to solve the growing need for access to quality substance use treatment by serving individuals who otherwise would seek help outside the state due to the lack of local resources. Discover Recovery will provide care and treatment services with residence periods between 30 to 90 days. Our goal is to simply treat a patient so

that a patient is well enough to return home. Although our programs are comprised of proven clinical therapies and treatments, Discover Recovery also prides itself on a holistic approach in treating recovery. Discover Recovery focuses on providing a therapeutically planned living and rehabilitative intervention environment for the treatment of individuals. By providing quality full-time care and treatment, the proposed use will provide support to effectively address the needs for individuals struggling with substance use disorders.

Because of several features of the Discover Recovery program and management of the facility, this use will not cause any harm or safety concerns to the nearby area, including the Dorothy Fox Park, Dorothy Fox Elementary School, and Harvest Community Church. Discover Recovery has taken measures to address potential concerns and to minimize possible negative impacts on neighbors. Some examples of these measures include:

- Residents are prohibited from leaving the property per program guidelines unless there is a scheduled outing. Residents are to remain on-site and are supervised for off-site outings. Transportation to and from the facility and to and from off-site activities will be monitored and group outings will be limited.
- Residents at the facility are not allowed to use, park, or otherwise operate vehicles (whether their personal property or Discover Recovery's vehicles) at the property.
- Visitation by family and friends of the residents is not allowed at the facility at any time.
- We will have cameras installed throughout the center. Those camera feeds are monitored 24 hours a day.
- The facility will be staffed by medical professionals, clinical professionals, and other professional staff throughout its operations. Additionally, at least two staff members will be on-site 24 hours a day including a nurse, and 30-minute checks are performed with all patients on a 24-hour basis as well.
- Periodic supervised off-site resident group outings are anticipated to occur only 2-3 times per month on Saturdays or Sundays between 10:00 AM and 4:00 PM (after resolution of the current COVID-19 pandemic and a return to more typical conditions). The group outings will be organized and administered by the facility and would involve the use of a company vehicle (passenger van) that is stored on-site to transport the residents to and from the outing.
- The ingress and egress to the Discover Recovery site is off of NW 23rd Avenue at the south of the property while the school is accessed off of NW Sierra Street at the east. Programming for the Discover Recovery operations does not include any activities at the adjacent park or school property.

By implementing these measures as part of its daily operations, Discover Recovery will provide effective care and treatment for its residents while operating in a safe and secure manner.

Moving forward, as a surrounding neighbor, you will receive a letter from the City when the application is deemed “technically complete”. We are told this application review process usually takes about 2 to 3 weeks. One element of achieving a “technically complete” application is installing a sign on the property that informs neighbors about the application. That sign was posted at the site on February 4, 2021. After the application is deemed complete, a public hearing will be scheduled. You can view the status of the review and download application materials at this [link](#).

We wish we could host live, community information sessions with all interested persons to answer questions and address any concerns. Unfortunately, due to the ongoing pandemic, we recognize the difficulty of convening community meetings. With that in mind, we created an online page to address frequently asked questions about the project. To learn more about frequently asked questions and to provide your feedback to the applicant online, we strongly encourage you to visit: <https://www.discoverrecovery-camas.com/>.

We want you to know that we will be available and will work with neighbors to ensure everyone feels safe and heard. We look forward to sharing more information with you about our company, our proposal, and our values as the permit review process moves forward. If you have any questions, please do not hesitate to reach us at Thomas@telloshealth.com. And, for questions regarding the City of Camas’s review process, please email Sarah Fox at SFox@cityofcamas.us.

Kind Regards,

Thomas Feldman and Christopher Paulson
Co-Founders of Discover Recovery

From: Thomas Feldman <Thomas@telloshealth.com>
Sent: Friday, February 12, 2021 2:09 PM
To: Barry McDonnell; Trang Lam
Cc: THOMAS FELDMAN
Subject: Discover Recovery: Change of use for 2213 NW 23rd Avenue
Attachments: Letter to Camas Parks Rec Director and Mayor.pdf

Dear Mayor McDonnell and Director Lam,

Hope you're well.

My name is Thomas Feldman. My company recently purchased the property next to Dorothy Fox Park. I have attached a letter addressed to the Mayor's Office and Parks and Recreation Department which details the planned use. We look forward to having open discussions with you and hope to get your feedback, answer questions, and understand any concerns you may have. We look forward to hearing from you soon.

Have a nice weekend.

Best Regards,

(M) 202.379.8359
(F) 425.589.0432

Thomas Feldman

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



February 12, 2021

The Hon. Barry McDonnell
Mayor
City of Camas
616 NE 4th Ave.
Camas, WA 98607
bmcdonnell@cityofcamas.us

Trang Lam
Director, Parks and Recreation Dept.
City of Camas
616 NE 4th Avenue
Camas, WA 98607
tlam@cityofcamas.us

RE: Information About Proposed Discover Recovery Facility

Dear Mayor McDonnell and Director Lam,

We are reaching out as the new owners of a property nearby Dorothy Fox Park. Our company, Discover Recovery, is proposing a convalescent home use at 2213 NW 23rd Avenue in Camas. We write this letter to provide you important information about our proposed project and to seek an opportunity to discuss it with you soon. We are sending a similar letter to the principal and PTA leadership at the nearby elementary school. We would very much like to get your feedback, understand any concerns, and answer any questions you may have.

Discover Recovery is proposing a maximum 15-bed convalescent home use through a conditional use permit. The proposed use will provide 24-hour care and treatment for individuals seeking to recover from substance use disorders from drugs, alcohol, and other substances. The care and treatment services do not include any surgical, obstetrical, or acute illness services. Instead, the facility will provide living accommodations along with a safe and holistic setting staffed with medical and clinical professionals to help those who are suffering from substance use disorders. This use will replace the current 15-bed assisted living use that was permitted at the property.

The purpose of Discover Recovery is to meet the growing needs for individuals struggling from substance use disorders. The facility helps to solve the growing need for access to quality substance use treatment by serving individuals who otherwise would seek help outside the state due to the lack of local resources. Discover Recovery will provide care and treatment services with residence periods between 30 to 90 days. Our goal is to simply treat a patient so that a patient is well enough to return home. Although our programs are comprised of proven clinical therapies and treatments, Discover Recovery also prides itself on a holistic approach in treating recovery. Discover Recovery focuses on providing a therapeutically planned living and rehabilitative intervention environment for the treatment of individuals. By providing quality full-time care and treatment, the proposed use will provide support to effectively address the needs for individuals struggling with substance use disorders.

Because of several features of the Discover Recovery program and management of the facility, this use will not cause any harm or safety concerns to the nearby area, including the Dorothy Fox Park and Dorothy Fox Elementary School. Discover Recovery has taken measures to address potential concerns and to minimize possible negative impacts on neighbors. Some examples of these measures include:

- Residents are prohibited from leaving the property per program guidelines unless there is a scheduled outing. Residents are to remain on-site and are supervised for off-site outings. Transportation to and from the facility and to and from off-site activities will be monitored and group outings will be limited.
- Residents at the facility are not allowed to use, park, or otherwise operate vehicles (whether their personal property or Discover Recovery's vehicles) at the property.
- Visitation by family and friends of the residents is not allowed at the facility at any time.
- We will have cameras installed throughout the center. Those camera feeds are monitored 24 hours a day.
- The facility will be staffed by medical professionals, clinical professionals, and other professional staff throughout its operations. Additionally, at least two staff members will be on-site 24 hours a day including a nurse, and 30-minute checks are performed with all patients on a 24-hour basis as well.
- Periodic supervised off-site resident group outings are anticipated to occur only 2-3 times per month on Saturdays or Sundays between 10:00 AM and 4:00 PM (after resolution of the current COVID-19 pandemic and a return to more typical conditions). The group outings will be organized and administered by the facility and would involve the use of a company vehicle (passenger van) that is stored on-site to transport the residents to and from the outing.

- The ingress and egress to the Discover Recovery site is off of NW 23rd Avenue at the south of the property while the school is accessed off of NW Sierra Street at the east. Programming for the Discover Recovery operations does not include any activities at the adjacent park or school property.

By implementing these measures as part of its daily operations, Discover Recovery will provide effective care and treatment for its residents while operating in a safe and secure manner.

The city's Community Development Department is reviewing Discover Recovery's conditional use permit application. You can view the status of the review and download application materials at this [link](#). As you likely know, after the application is deemed complete, a public hearing will be scheduled before the City of Camas Hearing Examiner.

We have created a website to address frequently asked questions about the project. The website address is: <https://www.discoverrecovery-camas.com/>. Feel free to pass that information on to others in your community as well.

We understand that you may have some other questions, comments, or concerns. We would very much like to talk with you about our company, our proposal, and our values. We want you to know that we will be available and will work with neighbors to ensure everyone feels safe and heard. We pride ourselves in developing a strong relationship within the local community we serve. We hope and expect to be a positive member of the community in Camas, too. Please let us know if there is a time soon when we can talk by phone or over a video conference. You can reach Tom by email at Thomas@telloshealth.com or by phone at 202-379-8359.

Kind Regards,

Thomas Feldman and Christopher Paulson
Co-Founders of Discover Recovery

cc: Councilmember Greg Anderson, Ward #3
Councilmember Ellen Burton, Ward #3

From: Mike Scheel <mjscheel67@gmail.com>
Sent: Friday, February 26, 2021 4:04 PM
To: Sarah Fox
Subject: Discovery Recovery

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Sarah

Hi my name is Mike Scheel. I am a resident of Camas. I am a homeowner in Columbia Summit. I am a member of the Columbia Summit homeowners association board. I am not writing to you as a board member but as a concerned citizen. Our board will address Discovery Recovery as a group very soon.

Discovery Recovery is proposing to open up its doors right next to a park and school. In what universe is this ok?

I have had the unfortunate life experience of having family members who have had a dependency problem with both drugs and alcohol. There was never a time when it was appropriate to have these addicts around or adjacent to any child.

This letter will serve as my testament to how wrong this proposal is.

Concerned citizen

Michael James Scheel
434-382-7930

From: Sarah Fox
Sent: Monday, March 1, 2021 8:49 AM
To: 'randisueford'
Subject: RE: meeting info please

Ms. Ford,
There will be a link for the Hearings Examiner meeting and instructions at the city's "Meetings and Agendas" page. It has not been posted there yet. Check there a week prior to the meeting for the instructions to join and all of the materials.

Address for meetings page: <https://www.cityofcamas.us/yourgovernment/minuteagendavideo>

From: randisueford <randisueford@comcast.net>
Sent: Sunday, February 28, 2021 1:19 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: meeting info please

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Good afternoon....
Can you please send me the link to attend the virtual public hearing in regards to the proposed detox treatment center in Camas on March 24th. I have looked at many links and cannot find how I will access the meeting and sign in.
Thanks in advance.
Randi Ford Camas

Sent from my Sprint Samsung Galaxy S9.

From: Paul McBride <pbmcbride@yahoo.com>
Sent: Saturday, February 27, 2021 3:43 PM
To: Sarah Fox
Cc: Greg Anderson; Bonnie Carter; Ellen Burton; Don Chaney; Steve Hogan; Shannon Roberts; Melissa Smith; Barry McDonnell
Subject: 3/24 virtual meeting on drug rehab white house

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Ms. Fox: I am extremely angry about the setting up of this meeting via the virtual meeting app Zoom.

Can 600 plus residents who have signed the petition to deny the rezoning of the White House be able to get on zoom at the same time and how will they all be able to express their opinions, hear others and view the proceedings?

This zoom method was a very bad judgement, considering the increasing vaccination rate and the declining covid infection statistics.

This meeting should be postponed for two months until better weather and more and more people are vaccinated.

Then, a public meeting in the HS gym or auditorium would give opponents of this rezoning a chance to all be heard in a public forum.

Heck, if it's a nice day, an outside social distanced venue at the HS baseball fields where there's adequate parking right next would be even safer, being outside. All you need to do is just ask people to BYOC=bring your own chair. Social distancing and masks required!

--Paul McBride
1943 NW 31st Ave
Camas, WA
360 844 6161

PS. Can't find the email for the new city manager on the city's website. Please forward to him.

From: Sarah Fox
Sent: Monday, March 1, 2021 2:47 PM
To: 'Paul McBride'
Cc: Jamal Fox
Subject: March 24th virtual meeting

Mr. McBride,

The city has received your comments and they will be added to the record for File No. CUP21-01.
As requested, our City Administrator, Jamal Fox, has also received a copy of your email.

In response to your comments regarding the format of the meeting---we are in a pandemic and as such we have to act accordingly. Our city is within Phase 2 of COVID-19 restrictions, which means that there is a limit to the capacity of in-person meetings to 25% and no more than 200 persons, whichever is fewer. We have no idea how many people may want to attend the public hearing on March 24th, and we do not have a meeting room that could accommodate two hundred persons with appropriate spacing.

Additionally, there are time constraints related to an application. The city must render a decision within 120 days of deeming the application complete and the applicant has the right to due process. In light of the successful use of online platforms for quasi-judicial hearings, the city does not have any justification to indefinitely delay a land use hearing.

From: Paul McBride <pbmcbride@yahoo.com>
Sent: Saturday, February 27, 2021 3:43 PM
To: Sarah Fox <SFox@cityofcamas.us>
Cc: Greg Anderson <ganderson@cityofcamas.us>; Bonnie Carter <BCarter@cityofcamas.us>; Ellen Burton <EBurton@cityofcamas.us>; Don Chaney <dchaney@cityofcamas.us>; Steve Hogan <shogan@cityofcamas.us>; Shannon Roberts <SRoberts@cityofcamas.us>; Melissa Smith <msmith@cityofcamas.us>; Barry McDonnell <BMcDonnell@cityofcamas.us>
Subject: 3/24 virtual meeting on drug rehab white house

Ms. Fox: I am extremely angry about the setting up of this meeting via the virtual meeting app Zoom. Can 600 plus residents who have signed the petition to deny the rezoning of the White House be able to get on zoom at the same time and how will they all be able to express their opinions, hear others and view the proceedings? This zoom method was a very bad judgement, considering the increasing vaccination rate and the declining covid infection statistics. This meeting should be postponed for two months until better weather and more and more people are vaccinated. Then, a public meeting in the HS gym or auditorium would give opponents of this rezoning a chance to all be heard in a public forum. Heck, if it's a nice day, an outside social distanced venue at the HS baseball fields where there's adequate parking right next would be even safer, being outside. All you need to do is just ask people to BYOC=bring your own chair. Social distancing and masks required!

--Paul McBride
1943 NW 31st Ave
Camas, WA
360 844 6161

PS. Can't find the email for the new city manager on the city's website. Please forward to him.

From: Greg Anderson <ganderson@cityofcamas.us>

Sent: Tuesday, March 2, 2021 8:54 AM

To: Jamal Fox <JFox@cityofcamas.us>; Barry McDonnell <BMcDonnell@cityofcamas.us>

Subject: FYI

Recent posting on NextDoor, not including any of the comments.



Matt Stone

NW Prune Hill • 15 hr ago

...

Not loving what we're hearing about this new drug rehab facility next to Dorothy Fox... Suspicious activity is normally reported on something we saw. I'm reporting it about something we may see - the potential drug rehab facility supposedly going in at the Fairgate Estates, next to Dorothy Fox Elementary School. I first thought maybe people were over-reacting so I've been reading up on the Discover Recovery ownership group and its operations & I don't like what I'm seeing...at all. This looks REALLY sketchy and super suspicious. I don't think people are over-reacting at all.

I'm wondering if:

A. We really understand all there is to know about this group before we allow this to happen in our neighborhood and if we're prepared to work together as a town and uncover some potentially ugly truths.

B. The City already has its pockets lined with \$\$\$ from the transaction - I don't want to believe that but I also know the reality that it happens.

I think we might really regret not getting in front of this one. Thoughts? Who else has dug into this? What do you know? Let's keep the conversation going - keep asking questions.

Description - Discover Recovery Drug Rehab Owners Christopher Paulson, Thomas Feldman, Dr. Martin Klos (staff doctor)

2210-2220 Northwest 23rd Avenue, Camas, WA

Posted in **Safety** to **Anyone**



Like



9 Comments



Share



8

From: Clifton Hill <clifton@hillthink.com>
Sent: Tuesday, March 2, 2021 11:09 AM
To: Sarah Fox
Subject: Written Comment on Proposed Discovery Recovery (Rehab Center)

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My list of questions and concerns for the proposed Discovery Recovery (Rehab Center).

In a recent Camas Post Record article some questions about the proposed Rehab Center were [addressed](#), but left me with further, as well as some notes I would like our City Leaders to consider.

QUESTION:

- How will residents of the 15 bed facility be prevented from leaving when the staff may number only as many as 2 individuals? I see there will be video monitoring, but surely an addict seeking help is doing so because at times they can not help themselves from pursuing addictive behavior.
- And will there be any pedophiles or sexual addicts in recovery at the facility that is so close to a school and community park?
- You say that resident outings must be pre-approved and scheduled, but will they also be monitored/chaperoned when they leave?

CONCERNS FOR CITY LEADERS:

- What happens if the facility changes hands again? Will the new owners hold themselves to the same standards being proposed? I'd want the CUP to be tied specifically to these owners.
- How do we know this standard they propose will actually remain in place? And how is it enforced if the use permit is approved? Will there be some inspection done at random times? Will local residents be able to report concerns that they see? Where will they report this to? What will happen to the facility if there are complaints? How many complaints will be needed, and to what severity to effect some action?
- Once zoned for the new use, is this a temporary zoning, or permanent? Seems it should be restrained as a one-time use to these owners for the very specific programs they listed, deviation must be consulted with the community.

--

Regards,
Clifton Hill

Substance abuse treatment and recovery center proposed for Camas

Discover Recovery founders hope to convert Fairgate Estate senior care home into 15-bed recovery center for professionals with substance abuse disorders

By Kelly Moyer (/author/kmoyer) | February 18, 2021 9:38 am |  [comments \(https://www.camaspostrecord.com/news/2021/feb/18/substance-abuse-treatment-and-recovery-center-proposed-for-camas/\)](https://www.camaspostrecord.com/news/2021/feb/18/substance-abuse-treatment-and-recovery-center-proposed-for-camas/)



(https://www.camaspostrecord.com/wp-content/uploads/2021/02/0218_loc_DiscoverRecovery_SignCropped.jpg)

Notice of a proposed substance abuse treatment and recovery center development is posted outside Fairgate Estate in Camas' Prune Hill neighborhood in early February 2021. (photo courtesy of Thomas Feldman)

(Kelly Moyer (/author/kmoyer)/Post-Record)

The founders of a Washington coast substance abuse treatment center are hoping to bring their holistic treatment model to Camas.

Thomas Feldman and Christopher Paulson, co-founders of the Discover Recovery residential treatment center in Long Beach, Washington, have applied for a conditional use permit through the city of Camas to convert the



(https://www.camapostrecord.com/wp-content/uploads/2021/02/0218_loc_DiscoveryRecovery_ThomasAndChris.jpg) Discover Recovery founders Thomas Feldman (left) and Christopher Paulson hope to develop a small, holistic substance abuse treatment and recovery center in Camas. (Contributed photos courtesy of Thomas Feldman)



(https://www.camapostrecord.com/wp-content/uploads/2021/02/0218_loc_DiscoverRecovery_Fairgate_contr.jpg) The owners of a Long Beach, Wash., substance abuse treatment center, Discover Recovery, hope to open a 15-bed treatment center at the site of Fairgate Estate (pictured) in Camas.

Feldman, who has a bachelor's degree in psychology and has a background working for nonprofit and private residential treatment centers, and Paulson, a licensed therapist who worked as the clinical director for a Malibu, California treatment facility, bet their life savings on their 2-year-old Discover Recovery center in Long Beach.

"This is our passion," Feldman said. "We wanted to help people. That's what we're in this for."

Opening a residential substance abuse treatment center in a small community like Long Beach or Camas is not always a straightforward proposal, though.

"Going into any community presents positives and negatives," Feldman said. "Obviously, there is a stigma around drug treatment and mental health (disorders). In Long Beach, there were some people who were on their heels ... but we wanted to work with the community. We've donated to causes for kids in Long Beach, helped build a new fence for the police department and are in the process of working with the school district to (establish) a scholarship for college kids. We want to help people and help the community. That's what it's all about."

The Camas treatment center proposal is a bit different from the Long Beach Discover Recovery center in that it would focus on a more professional segment of the population.

"There is a need for small treatment centers in Washington state," Feldman told the Post-Record this week. "For people who are looking for treatment, especially for adult professionals — doctors, lawyers and other professionals — who want a highly individualized treatment experience without having to go to California or Utah, there are not a lot of facilities in (the Pacific Northwest)."

While the Long Beach center is able to treat people who do not have many resources in its 40-bed facility, the Camas residential treatment center would be much smaller — with 15 beds — and would incorporate many alternative therapies such as yoga, acupuncture, nutritional therapies and EMDR, or eye movement desensitization and reprocessing, therapy, which is used to help people heal from emotional and post-traumatic stress disorders.

"We're big believers in the 12-step program, which has worked for a lot of people, but there are other, more holistic approaches," Feldman said.

The Discover Recovery model focuses on treating the whole person, Feldman said.

"Recovery is more than just putting an end to alcohol or drug use. It's a journey by which to undo the damage of habitual substance abuse, thereby restoring the body, mind and soul to a state of lasting health," the center's Long Beach literature states. "While abstinence is certainly part of the recovery process, Discover Recovery ... provides holistic treatment programs to help our clients overcome their addictions. This model of care is focused on healing all aspects of self, including the mind, body and spirit."

Reaching out to Camas neighbors

The proposed 15-bed Discover Recovery inpatient recovery and treatment center would be located at 2213 N.W. 23rd Ave., in Camas, the current site of Fairgate Estate, a former bed and breakfast and wedding venue that was converted to a 15-bed assisted living center in 2014.

Feldman said the site itself, combined with its proximity to the urban Portland-Vancouver metro area, appealed to the Discover Recovery co-founders.

"Fairgate Estate is a beautiful place," Feldman said. "We were looking for a site closer to a larger city like Seattle or Portland — where there are more resources — and we thought this property was perfect. It is the right size, in a great location, and since it has been used as an assisted living facility for a long period ... it won't need any big improvements other than cosmetic changes."

The site is located next to Dorothy Fox Elementary School, in the city's Prune Hill neighborhood. Some neighbors have expressed alarm in social media sites like NextDoor over a proposal to site a residential treatment center so close to young children.

"There is a lot of stuff on NextDoor," Feldman said. "There are a lot of positive comments about what we're doing, but there will always be people who have concerns."

Because the NextDoor comments are only visible to neighbors with a Prune Hill address, the Post-Record was unable to contact neighbors who have concerns regarding the Discover Recovery proposal.

The Discover Recovery co-founders say they are confident they can help alleviate any fears the community might have.

In a letter sent to neighbors near Fairgate Estate, as well as on the treatment center's Camas website at discoverrecovery-camas.com, Feldman and Paulson have said Discover Recovery "has taken measures to address potential concerns and to minimize possible negative impacts on neighbors, including prohibiting residents from leaving the facility without a pre-approved, scheduled outing; not allowing family or friends of residents to visit the facility; installing cameras throughout the facility and monitoring those cameras "24 hours a day;" stuffing the facility with medical and clinical professionals and having at least two staff members, including a nurse, on-site 24 hours a day; and making sure programing for Discover Recovery will not include activities at an adjacent park or on Dorothy Fox property.

"We want people to know that what we're doing is providing a much-needed service for those in need," Feldman said. "This type of program is unique and special. We hope people will see this as a positive for the community. We also want to give back to the community and get involved in volunteer work. We know a lot of people are struggling right now, and it is important to (Paulson and me) that we are able to fully integrate into the community, as we've done in Long Beach."

Although he and Paulson would normally host town hall meetings to get to know neighbors in-person, Feldman said the COVID-19 pandemic has put a damper on that type of outreach. Instead, the Discover Recovery founders have created the discoverrecovery-camas.com website to help answer questions, and urged neighbors to reach out via email to thomas@discoverrecovery.com.

As part of the city's application review process, a sign stating the proposed site-use changes was posted in front of the property on Feb. 4. The city deemed the Discover Recovery application "technically complete" on Feb. 12, and the application is current under review.

The proposal will soon go through the city's public hearing process with the Camas Planning Commission and Camas City Council. Notice of those hearings will be published in the Post-Record as well as on the city's website, and neighbors will receive letters notifying them of the public hearing dates.

Feldman said he and Paulson hope to open the Camas treatment center in early June.

"We are confident we can get through whatever concerns the community has," Feldman said, "and can help alleviate their concerns once we're up and running and doing a lot of good, positive things for the community."

Kelly Moyer ()


Post-Record staff writer

 [Send an Email \(mailto:kelly.moyer@camaspostrecord.com\)](mailto:kelly.moyer@camaspostrecord.com)

0 Comments

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Oldest



Add a comment...

Facebook Comments Plugin

From: Sarah Fox
Sent: Tuesday, March 2, 2021 3:52 PM
To: 'Dorothy Fox Community Safety'
Subject: RE: Request to Postpone/Cancel Conditional Use Hearing

Good afternoon,
 The city received your comments and they will be added to the record for File No. CUP21-01.

The date of the public hearing has been scheduled and legal notice was provided to the applicant, neighboring properties, and the public as required. The sign on the property was repaired and reinstalled with the hearing date. All legal notices were provided in excess of the required timeframe of 15 days in advance of the hearing (Refer to CMC 18.55.190). The city also employed additional methods to broaden the reach of notification by posting the hearing information on Next Door, Twitter and Facebook.

Continuances may be granted at the discretion of the hearings examiner.

CMC 2.15.090 – Continuances (in part) reads, "Once legal notice has been given, no matter shall be postponed over the objection of any interested party, except for good cause shown. Continuances may be granted at the discretion of the examiner; provided, the interested parties in attendance shall be given an opportunity to testify prior to the continuance..."

From: Dorothy Fox Community Safety <dorothyfoxsa@gmail.com>
Sent: Tuesday, March 2, 2021 3:08 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: Request to Postpone/Cancel Conditional Use Hearing: March 24th Discovery Recovery

Sarah,

Please note the amended information regarding the dates of the sign not being posted in front of 2213 NW 23rd Ave. The city was notified of the sign not in place on Feb 11th and the sign was not put back up again until Mar 1.

Due to limited time of the hearing and possible legal prep we respectfully ask for the city's response by the end of day tomorrow.

On Tue, Mar 2, 2021 at 12:50 PM Dorothy Fox Community Safety <dorothyfoxsa@gmail.com> wrote:
 Dear Sarah Fox and City of Camas,

Based on the municipal code and our community becoming somewhat disenfranchised by a recent conditional use permit submitted for 2213 NW 23rd Ave, Camas, WA 98607; citizens from the Prune Hill area are formally requesting that the City of Camas cancel or postpone the currently scheduled March 24, 2021 public hearing of Mr. Thomas Feldman/Discover Recovery's conversion of the Fairgate Estates to a future date. Our request is that the city maximize the full 120 day allotted decision period as stated in your "letter of application being technically complete" to Mr. Feldman/Discover Recovery, dated Feb 12, 2021. Doing so establishes a public hearing in the June of 2021 time frame granting Camas Citizens working with legal representation additional time and the opportunity for a face-to-face meeting with prospective property owners, Mr. Feldman, Mr. Paulson and the Tranquility Partners. Covid 19 is an unprecedented event but with rapid expansion to access of a vaccine we would hope the city honors our request as this is an exceptionally sensitive issue which could bring drastic changes to our neighborhood safety, education system as well as setting a precedent in the city of Camas affecting the 2035 City Plan. At minimum, due to the application requirements under CMC 18.55.110(H) and CMC 18.55.110(H)(1)-(5), is the hearing date should be modified to accommodate public preparation equaling the time in which signage was not standing after initial installation. On February 11th, the City Planner Sarah Fox was notified that the mandated sign (under the application requirements) was not in place for 19 days. We ask the city to review

application, code and to consider voiding the previous application as requirements per the general application form for PA20-48 were not met.

Camas city leaders are legally inclined to respect the wishes of both prospective for-profit businesses and tax paying citizens. We believe that the future permit of a facility that may house sexual predators and or violent offenders for up to 90 days next to our children's elementary school must be reviewed and adherence with state and federal regulation researched and instituted as offenders will "live" at Discover Recovery for up to 90 days. The community deserves the right to meet and speak with our potential new neighbors in person to hear and evaluate their plans for the safety and future logistics of keeping our children, neighbors and overall community safe. Again, with the elevated sense of concern among the community, we ask that this be canceled due to failed application requirements, or postponed to an in-person hearing at a future date. Based on local support and numbers anticipated at a March 24th hearing, there are legitimate concerns with Zoom and its technical ability to host the volumes of citizens anticipated to participate at this particular hearing. Sarah, as you, the Mayor, the City Council and other responsible civic leaders with the City of Camas might attest, all parties deserve the opportunity to voice their opinion properly regarding the use code in our traditional format and it could be considered very unfortunate and perhaps negligent by the city should technology unwittingly fail preventing citizens with that opportunity.

If this simple request cannot be accommodated, we are prepared to discuss next steps with legal representation.

We look forward to your response.

Thanks,
Dorothy Fox Safety Alliance

**we are a group of concerned parents and are in no way affiliated with the City of Camas, the Camas school District, Dorothy Fox School or Clark County.

From: Sarah Fox
Sent: Wednesday, March 3, 2021 9:53 AM
To: 'Dorothy Fox Community Safety'
Subject: CUP21-01 Questions

No, the city has not donated any funds to Discover Recovery.

From: Dorothy Fox Community Safety <dorothyfoxsa@gmail.com>
Sent: Wednesday, March 3, 2021 9:34 AM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Re: Request to Postpone/Cancel Conditional Use Hearing

Thanks for the update. Are any federal funds from the City being donated to this project?

Staff note: The original email from Ms. Ferrin-Wieczorek was addressed incorrectly to sfox@cityofcamas.com instead of ".us"

From: Ellen Burton
Sent: Wednesday, March 3, 2021 9:29 PM
To: Sarah Fox
Subject: Fw: 3/24 Public Hearing for CUP Discover Recovery Drug Detox/Rehab Center at Fairgate

Hi Sarah,

Here is the message from Ms. Wieczorek. It looks like she sent it directly to you. The message must not have downloaded properly on my phone when I forwarded it to you.

Thanks,
Ellen

From: Linnea Ferrin-Wieczorek <lferrin4488@gmail.com>
Sent: Wednesday, March 3, 2021 2:25 PM
To: sfox@cityofcamas.com
Cc: bmcdonnel@cityofcamas.us; Greg Anderson; Ellen Burton; Bonnie Carter; Don Chaney; Steve Hogan; Shannon Roberts; msmith@cityofcmas.us
Subject: 3/24 Public Hearing for CUP Discover Recovery Drug Detox/Rehab Center at Fairgate

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Good afternoon,

I understand that a hearing will be held on March 24, 2021, for a Customary Use Permit for Discover Recovery to use 2213 NW 23rd Ave., Camas, Washington, as a Convalescent Substance Abuse Rehabilitation home. I ask that the Examiner, Mr. Turner, deny this proposal.

While I understand that zoning and land-use laws will make the decision, I plea that the City find a more suitable location for this facility, away from school grounds. The fact that this property looks into a school playground and is close in proximity to a park with a public restroom, and a church is a red-flag and sets up even larger potential legal claims if anything goes awry. I am most concerned about safety and the lack of policy and procedure related to the same. First, I am informed that the facility could house Sex Offenders if the State orders it. RCW 4.24.550 refers to the release of information to the public. There are childcare facilities and elderly adult-care facilities that are close in location to this property. My fear is this is an acute facility to house residents short-term and I'm not sure there would be ample time to properly notify everyone of the safety risk of a Sex Offender resident.

Second, after reading the application, it appears there is only one night nurse that will be on staff, with 15 residents. Discover Recovery is advertised as a voluntary rehabilitation facility which appears to be dealing with residents in the acute stages of detox. Obviously, there is room for relapse on top of other mental issues that can come into play with someone in the acute stages of withdrawal. If one of the residents decides to just

walk off the property at any time, what safety protocols are in place? This poses a major safety concern; for a business that has lapsed accreditation and a doctor that was previously on probation by the Oregon Medical Board. I would expect additional safety protocols in place.

Finally, with increased crime reported surrounding these facilities and home values decreasing as a result of the location, you can expect a lot of taxpayers to leave the area or not come in the first place. Our children no longer attend Dorothy Fox Elementary, but that is the first thing I would tell someone moving into the area with young children.

In closing, do not misunderstand my intentions in writing this email. I am FOR rehab/detox facilities and have first-hand experience in my extended family that fortunately for us, were successful. I just do not think the LOCATION is safe for anything other than an outstanding facility with a perfect history of professional standards and protocols that are without the tarnish that is currently surrounding the owners and decisions previously made by them. Neighbors are already scared of them and changing their names on public forums for fear of retaliation.

Thank you for your consideration and I would appreciate as much anonymity as possible, due to the above mentioned fears.

Linnea Wieczorek-Resident near Dorothy Fox

From: Michelle Waters <michelle.s.f.waters@gmail.com>
Sent: Thursday, March 4, 2021 7:22 AM
To: Sarah Fox
Subject: Detox Facility Near Dorothy Fox(CUP21-20)

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Hello,

I write to you concerned about the proposal to put a detox facility next to Dorothy Fox Elementary. CUP 21-20

First of all, I would like to say that I have been touched by drug addiction. My sister died of addiction-related complications at the age of 21, 7 years ago. It was absolutely the worst thing my family has gone through, and we still feel her loss every single day. Since then I have also seen some of her friends experience recovery, which is wonderful. I am very pro services to help those struggling with addiction and I know they are important and necessary.

However, I don't think facilities offering them should be located right next to an elementary school. We moved to this neighborhood specifically so that our children could walk to school with their friends for the elementary years, and we have enjoyed living here for 4 years with a close-knit and safe community. We moved from Portland because the growing drug-related problems in our neighborhood there made us feel we couldn't let our children play outside in the yard or walk through the neighborhood as it wasn't safe. As you know, people struggling with addiction and those in the process of recovery can be completely unpredictable. I know that firsthand from my sister's struggles before her death.

I also have a close friend who works at a recovery facility as a nurse practitioner and from her know how it changes the neighborhood around it. She is being part of the solution, and still knows this kind of facility does not belong in a residential neighborhood like ours.

Please do not approve this company for the land use next to Dorothy Fox. I believe there are other parts of our city where such a facility would be better situated. Please consider the many families living here trying to give their children the increasingly rare freedom to grow up someplace safe enough to explore with their friends and go to school peacefully. I am sure you will see an exodus of families from lovely neighborhood if you approve this application, and I would be devastated to see our community lose what we have here.

Thank you for your time.

Sincerely,
Michelle Waters
208.874.3364

From: Sheila C. Schmid <schmid@gorge.net>
Sent: Wednesday, March 3, 2021 2:42 PM
To: Sarah Fox
Subject: treatment center issue

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Sarah,

I reached out to Ellen to inquire on how to weigh in on this issue without joining the online outrage mob. I am in favor of the treatment center and are many of local Camas residents who are in the recovery community- most, of course, wish to keep their anonymity. Is there a way to be supportive on the record or how can we best help?

Sincerely,
Sheila Schmid

~ pray for profound harmlessness, and god's point of view ~

Sheila Schmid, MA, Ed.S., NCC

w: Insidejobyoga.com
p: 541.490.3607
e: schmid@gorge.net

From: Jamal Fox
Sent: Thursday, March 4, 2021 10:53 AM
To: Shannon Roberts
Cc: Barry McDonnell; Sarah Fox; Robert Maul; Phil Bourquin
Subject: RE: NW23rd

Council Member Roberts,

We appreciate your questions in regards to the active land use application for NW 23rd Ave that will go before the hearings examiner in a few weeks.

There will be ample amount of opportunity for members of the community to participate in the Zoom meeting and the zoning change of use is following the appropriate process and steps as allowed by any applicant.

Most of the other questions posed will be determined by the hearings examiner for how the meeting will be moderated and guidelines for testimony.

The hearings examiner provides instructions to all attendees at the outset of the meeting.

Thanks,

Jamal T. Fox, MPA
(pronouns: He/Him/His)
City Administrator
Desk 360-834-6864
jfox@cityofcamas.us
www.cityofcamas.us/



From: Shannon Roberts <SRoberts@cityofcamas.us>
Sent: Wednesday, March 3, 2021 9:58 PM
To: Sarah Fox <SFox@cityofcamas.us>; Robert Maul <RMaul@cityofcamas.us>; Phil Bourquin <PBourquin@cityofcamas.us>
Cc: Jamal Fox <JFox@cityofcamas.us>; Barry McDonnell <BMcDonnell@cityofcamas.us>
Subject: NW23rd

Hello Sarah et all,

Hannah and James Rogers contacted me with questions concerning the public hearing on March 24th. Please see below and would appreciate the best you can do with the questions.

Questions concerning the Proposed Rehab facility on NW 23rd

1. How many citizens will be able to participate in the Zoom meeting?
2. What are the rules of engagement?
3. Assuming they will have audio and video, how much time will be given for testimonies and input and can citizens ask the examiner questions?
4. Can citizens present a PowerPoint?
5. Will there be a moderator between the examiner and the public.
6. Does the examiner come to the table having done his own research concerning this subject matter.
7. Zoning and change of use - As a rehab facility, It seems an exception was made, or did the zoning already encompass a use as a rehab facility.

Thank you for all you do !

Cheers,
Shannon Roberts
Camas City Council Member | Ward 1
509-637-5192

Sent from my iPad

From: Ellen Burton
Sent: Thursday, March 4, 2021 1:49 PM
To: Marcel Jolley & Cathy Hostetler
Cc: Sarah Fox; Greg Anderson
Subject: Re: The proposed rehab/detox facility in Camas DOES NOT belong in a residential neighborhood next door to Dorothy Fox Elementary School

Hi Ms. Hosteler,

Thank you for your email about the proposed conditional use permit for the Fairgate Assisted Living site. My children attended Dorothy Fox school, too. I'm copying Sarah Fox, Senior Planner. She is preparing the documents for the public hearing scheduled for **5 pm, March 24, 2021**. A hearings administrator will review the proposed permit documentation including community input and decide. The City Council does not have a role in this decision.

Information about public hearing

You can participate: <https://www.cityofcamas.us/com-dev/page/public-hearing-scheduled-march-24>

Thank you for caring about our Camas community.

Regards,
Ellen

From: Marcel Jolley & Cathy Hostetler <el-fino@comcast.net>
Sent: Thursday, March 4, 2021 1:17 PM
To: Ellen Burton; Bonnie Carter; Don Chaney; Steve Hogan; Shannon Roberts; Melissa Smith; Greg Anderson
Subject: The proposed rehab/detox facility in Camas DOES NOT belong in a residential neighborhood next door to Dorothy Fox Elementary School

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Dear Camas City Council Members,

I am writing to voice my strong opposition to the rehab/detox facility being proposed in our Camas neighborhood.

Our family lives two blocks from Dorothy Fox Elementary school and the beautiful park where many neighborhood families and children play. We have been residents of this Camas neighborhood for the past 12 years. Recently, I was shocked to learn that the City of Camas Planning Division was even considering allowing a drug rehabilitation center to open in this location. Drug rehab/treatment centers DO NOT belong anywhere near an elementary school or public playground—let alone next door to them. Our son attended Dorothy Fox Elementary school. We moved to this neighborhood because it was near a good school and was a safe place for him to grow up. He walked to and from school every day (often with friends or by himself when he was in 4th and 5th grade). If there had been a drug rehab center next door to the school when he was a student at

Dorothy Fox there would be no way we would have ever let him walk without adult supervision (or ride his bike, or play in the park, etc.) To be honest, if a rehab center was situated next to Dorothy Fox when we were looking to purchase our home we likely would have kept looking.

We are not arguing that drug rehabilitation/treatment centers play an important role in society; however, I could not think of a worse location to place such a center. Our children's safety is of the utmost importance. I would hope that the City of Camas and the officials whom we have elected to represent us will listen to our voices and choose what is right over what is most profitable. I implore you to re-evaluate the proposed location for the drug/rehab treatment center. There has to be another location that is better suited for all who are involved in this debate.

Thank you for your time.

Sincerely,

Catherine Hostetler

1965 NW Willow Dr.
Camas, WA 98607

el-fino@comcast.net

From: Carrie Cowan <carriecwik@outlook.com>
Sent: Thursday, March 4, 2021 12:44 PM
To: Sarah Fox; Barry McDonnell
Subject: Resident Objection to CUP Application for Discover Recovery

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3/4/2021

To: Sarah Fox, Sr. Planner - City of Camas and Barry McDonnell, Mayor - City of Camas

Re: CUP Application Proposal for land use of 2213 NW 23rd Ave by Discover Recovery

Dear Ms. Fox and Mayor McDonnell,

I am writing to formally express my concern with regards to the application filed by Tranquility Partners, LLC ("Discover Recovery") and my objection to their ability to obtain a conditional use permit for a change of land use at 2213 NW 23rd Ave. This type of business in the proposed location is wrong on so many levels – the fact that it's immediately adjacent to an Elementary school, public park, public restrooms, and plans to operate in a residential area that lacks immediate access to medical facilities and specialized resources, should be reason enough to reject the application, but allow me to explain further.

I am a new Camas resident and homeowner, as well as a mother to a young student currently attending Dorothy Fox Elementary school. We made the decision to relocate to Camas from Costa Mesa, Calif. (now referred to as the "Rehab Riveria") where we had resided and owned a home since 2009. It was not an easy decision for us to make, but it was a needed change for us as a family as Costa Mesa is on a rapid decline that is impacting the health, wealth and safety of both its residential neighborhoods and central areas of commerce. This is largely attributed to the growing presence of Sober Living Homes ("SLH"), or short-term "Convalescent" facilities (a label they commonly hide behind) for which loopholes in the Affordable Care Act made possible. These upstart SLH businesses operating out of residential properties say they are serving their communities but then target those suffering from drugs and other addictions outside of state and city lines. They lure them in with empty promises of a quick pathway to detox and rehabilitation, only to milk their insurance policies and leave them with little long-term assistance.

There are plenty of outlets to source from that document and chart the impact and effects these businesses are having on the communities, as well as the predatory practices many use to operate with, and the lack of real results they are actually able to produce (Free 12-step programs are still cited as the best!) - so I won't rehash that here. What I do want to share with you what I directly witnessed - the continuous decline of my former neighborhood. Mine is a cautionary tale, but I simply just can't stand by and watch history repeat itself.

In Costa Mesa, it became all too common for my now 8-year old daughter to see single men with hoodies and backpacks peddling, strung-out individuals roaming the neighborhood streets with no place to go as their insurance ran out and their 30-days in rehab were up (and the next van full of addicted souls were pulling in), an increase in ambulance sirens blaring down our street at all hours. **It's a lot for a child to bear.** If I am being honest, it was a lot for me to bear! One day, a few of those men in hoodies even attempted to stash their drugs in a bush in the front of our house as they were on the run from the city police trying to catch them. Any crime-based data sourced doesn't tell the full story and the toll these types of businesses, operating in very

unregulated industries, can have. Petty crime and vandalism went up. Porch-pirating increased. There were never enough police when you needed them. Quality and (parent) funding of schools declined. *The numbers are telling the full story.* And, yes, all this was happening in a neighborhood where the typical home value is well-above national average – ***that doesn't make it ok!***

The risks around these new and upstart “recovery” businesses are just too great and the consequences to the cities they are taking over are still coming to light. Discover Recovery has been operational for barely two-years. Do some light digging and you will find that the people they do business with (founders, ex-CEOs, Doctors) also don't have exemplary track records. They publicly advertise their Long Beach location as a “destination” rehab so the intent is pretty clear regardless of what they put on their application. **They are simply NOT the right fit for this community.**

If the CUP is approved, I fear this will set a **very** bad precedent for the City of Camas. Soon enough other businesses like Discover Recovery will buy private land here with the expectation that their application will be approved. *It's a slippery slope.*

In closing:

We moved to Camas because of its reputation as a family-focused and safe community.

We moved to Camas for its great schools.

We chose our home specifically because it was zoned for Dorothy Fox Elementary – a wonderful school with a 10/10 rating from Greatschools.com!

As a mother, my plea to you is honest and well-intentioned.

As a resident, my request of you is to (a) either help Discover Recovery find a more suitable location within city limits for which to operate, or (b) simply reject their proposal outright.

I stand with our community values – will you?

Best regards,

Carrie C. Wiklem

3413 NW 23rd Ave

310/625-1923

From: Gang Liu <gliuru@gmail.com>
Sent: Friday, March 5, 2021 10:43 AM
To: Sarah Fox
Cc: rui meng
Subject: NO to DISCOVER RECOVERY (FILE NO. CUP 21-01)

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Dear City officials

We are residents and parents in the Dorothy Fox community.

We are absolutely AGAINST the application from Discover Recovery.

There will be significantly negative impacts to our community:

1. Serious safety concern to next door Dorothy Fox school and park.
2. negative impact to the value of real estate in the neighborhood.
3. this will also in turn hurt city and school district revenue.

Most of the families moved to this area for the good school and safe neighborhood, including ourselves. If this application got approved, there will be many families no longer willing to continue staying here.

We trust the city council will make the right and wise decision to turn down this application. And this will send a clear message on what our community values and cares about.

Gang Liu
Rui Meng

From: Don Chaney
Sent: Sunday, March 7, 2021 5:27 PM
To: Sarah Fox
Cc: kristenpmaxwell@gmail.com
Subject: Fwd: March 24 Hearing - File No. CUP 21-01

Sarah Fox

As instructed, I am forwarding Kristen Maxwell's comments on to you for insertion to the public record for review.

Regards
Don Chaney
Camas City Council
Member -at Large

Sent from my iPad

Begin forwarded message:

From: Kristen Maxwell <kristenpmaxwell@gmail.com>
Date: March 7, 2021 at 2:26:21 PM PST
To: Greg Anderson <ganderson@cityofcamas.us>, Ellen Burton <EBurton@cityofcamas.us>, Bonnie Carter <BCarter@cityofcamas.us>, Don Chaney <dchaney@cityofcamas.us>, Steve Hogan <shogan@cityofcamas.us>, Shannon Roberts <SRoberts@cityofcamas.us>, Melissa Smith <msmith@cityofcamas.us>, Barry McDonnell <BMcDonnell@cityofcamas.us>
Subject: March 24 Hearing - File No. CUP 21-01

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Council Members and Mayor:

I am writing in regards to the proposed development at 2213 NW 23rd on Prune Hill, currently the location of the Fairgate Estate retirement community. I'm sure you have received many letters from my fellow neighbors, but I would like to contribute my objection to the proposed Discover Recovery Treatment Center as well.

My family and I live within a short walking distance to this property, in fact, I can see it from my backyard and pass by this facility, daily, on our walks. We place a high value in knowing that we have a safe community, with businesses surrounding us that are safe for our children to be around. If we weren't concerned by being located near an undesirable business (that could propose a threat to our community), we would live in the middle of an urban district or a city without zoning.

I believe that it would be extremely reckless and irresponsible to consider allowing a substance abuse rehabilitation center in close proximity to a residential neighborhood full of children, a park, or an elementary school.

I completely understand that the city of Camas has to allow for a fair assessment and review of the Conditional Use Permit (CUP), but I sincerely hope that the decision maker(s) consider the impact of this type of business to the community and the risks that it imposes. I also hope that each participating party can live with their

decision (and have the heavy weight on their shoulders) in the event that a patient at this facility causes any harm to a member of the community.

In closing, I have provided my objections to the Discover Recovery facility and hope these are considered during the review of the application.

- 1) The rehabilitation of substance abuse near a school could propose risks to children and staff in the event that a patient enters school/park grounds and is not properly escorted. While the applicants state that "residents are to remain on-site and are supervised for off-site outings", I am not convinced that two staff members can guarantee that the patients are properly supervised at all times. (Information sourced from discoverrecovery-camas.com)
- 2) I am also concerned that someone released from the center, or leaves at their own will, could propose a risk to the community. I don't believe we have proper assurance that someone exiting the facility will be escorted by a guardian to their next home.
- 3) The applicants also state that "ingress and egress to Discover Recovery is off of NW 23rd Avenue, not NW Sierra (the Dorothy Fox school entrance). This does not solve the problem of the potential risks that having this type of facility imposes. I am not worried about traffic, I'm worried about community residents using NW 23rd to walk to school, to walk/run around the neighborhood, passing by and potentially being in contact with an unescorted patient. (Information sourced from discoverrecovery-camas.com)
- 4) The applicant's statement that "Discover Recovery does not expect to admit any registered sex offenders to the proposed facility, unless required by law", does not GUARANTEE safety to our community. This is a vague statement and brings great concern to me. (Information sourced from discoverrecovery-camas.com)
- 5) While one's personal social media accounts should not impact their professional reputation, the disturbing photos that were recently found on Christopher Paulson's social media pages (now removed), and past history of substance abuse does not inspire confidence for a successful and safely managed rehabilitation facility. (<https://the-courage-to-change-a-recovery-podcast.simplecast.com/episodes/christopher-paulson>)

Please take my concerns into consideration when reviewing Discover Recovery's application, as well as the safety and concerns of the families in this community.

Thank you for your attention, time, and consideration.

Kristen Maxwell

From: mitchcopp@aol.com
Sent: Sunday, March 7, 2021 8:46 PM
To: Sarah Fox; City Council Members (GRP)
Subject: Fairgate

Follow Up Flag: Follow up
Flag Status: Flagged

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I am strongly against the proposed Fairgate zoning change. A drug rehab center should not be adjacent to an elementary school or near a single family residential neighborhood for obvious safety reasons. Please deny the zoning change and protect the rights of current Camas residents.

Sincerely,

Mitchell Copp
Camas Resident

From: Jamal Fox
Sent: Sunday, March 7, 2021 5:01 PM
To: Sarah Fox
Subject: Fwd: March 24 Hearing - (File No. CUP21-01 - NW 23rd Ave)

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Kristen Maxwell <kristenpmaxwell@gmail.com>
Date: March 7, 2021 at 2:12:01 PM PST
To: Jamal Fox <JFox@cityofcamas.us>, Kristen Maxwell <kristenpmaxwell@gmail.com>
Subject: **March 24 Hearing - (File No. CUP21-01 - NW 23rd Ave)**

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Hello Mr. Fox,

I am writing in regards to the proposed development at 2213 NW 23rd on Prune Hill, currently the location of the Fairgate Estate retirement community. I'm sure you have received many letters from my fellow neighbors, but I would like to contribute my objection to the proposed Discover Recovery Treatment Center as well.

My family and I live within a short walking distance to this property, in fact, I can see it from my backyard and pass by this facility, daily, on our walks. We place a high value in knowing that we have a safe community, with businesses surrounding us that are safe for our children to be around. If we weren't concerned by being located near an undesirable business (that could propose a threat to our community), we would live in the middle of an urban district or a city without zoning.

I believe that it would be extremely reckless and irresponsible to consider allowing a substance abuse rehabilitation center in close proximity to a residential neighborhood full of children, a park, or an elementary school.

I completely understand that the city of Camas has to allow for a fair assessment and review of the Conditional Use Permit (CUP), but I sincerely hope that the decision maker(s) consider the impact of this type of business to the community and the risks that it imposes. **I also hope that each participating party can live with their decision (and have the heavy weight on their shoulders) in the event that a patient at this facility causes any harm to a member of the community.**

In closing, I have provided my objections to the Discover Recovery facility and hope these are considered during the review of the application.

1) The rehabilitation of substance abuse near a school could propose risks to children and staff in the event that a patient enters school/park grounds and is not properly escorted. While the applicants state that "residents are to remain on-site and are supervised for off-site outings", I am not convinced that two staff members can

guarantee that the patients are properly supervised at all times. (Information sourced from discoverrecovery-camas.com)

2) I am also concerned that someone released from the center, or leaves at their own will, could propose a risk to the community. I don't believe we have proper assurance that someone exiting the facility will be escorted by a guardian to their next home.

3) The applicants also state that "ingress and egress to Discover Recovery is off of NW 23rd Avenue, not NW Sierra (the Dorothy Fox school entrance). This does not solve the problem of the potential risks that having this type of facility imposes. I am not worried about traffic, I'm worried about community residents using NW 23rd to walk to school, to walk/run around the neighborhood, passing by and potentially being in contact with an unescorted patient. (Information sourced from discoverrecovery-camas.com)

4) The applicant's statement that "Discover Recovery does not expect to admit any registered sex offenders to the proposed facility, unless required by law", does not GUARANTEE safety to our community. This is a vague statement and brings great concern to me. (Information sourced from discoverrecovery-camas.com)

5) While **one's** personal social media accounts should not impact their professional reputation, the disturbing photos that were recently found on Christopher Paulson's social media pages (now removed), and past history of substance abuse does not inspire confidence for a successful and safely managed rehabilitation facility. (<https://the-courage-to-change-a-recovery-podcast.simplecast.com/episodes/christopher-paulson>)

Please take my concerns into consideration when reviewing Discover Recovery's application, as well as the safety and concerns of the families in this community.

Thank you for your attention, time, and consideration.

Kristen Maxwell

From: Ellen Burton
Sent: Monday, March 8, 2021 8:56 AM
To: William Quinn
Cc: Sarah Fox
Subject: Re: Serious Concerns over Drug Rehabilitation Center next to Dorothy Fox

Hi Mr. Quinn,

Thank you for your email expressing your concerns about the conditional use permit request for the proposed Discovery Recovery Treatment center next to Dorothy Fox school.. I've copied Senior Planner Sarah Fox who is compiling the documents for the Mar. 24 public hearing.

Regards,
Ellen

From: William Quinn <williampowellquinn@gmail.com>
Sent: Sunday, March 7, 2021 10:24 AM
To: Ellen Burton
Subject: Serious Concerns over Drug Rehabilitation Center next to Dorothy Fox

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Hi Ellen,

I am writing to express my sincere concern over the plan to open a drug rehabilitation center next to Dorothy Fox Elementary. I completely understand the need to provide drug rehabilitation. My brother had to go through drug rehabilitation multiple times during college and he finally got his life on a good path and has a family and a successful career. Drug rehabilitation programs helped him so I understand the need for one. However, the proposed location is not the right place for the rehabilitation center. It is sandwiched between a church and an elementary school. Drug rehabilitation centers are notorious for heavy cigarette smoking, and should a patient decide they no longer want the treatment then the first thing they would likely do is leave the center to find whatever drug they are trying to recover from. That would expose the kids at Dorothy Fox to high levels of smoking and potential patients that are going through serious withdrawal symptoms that are searching for drugs. The city of Camas needs to relocate this center to a different location. Thank you for your time.

Best,

William Quinn
916-224-6216
717 NW 30th Ave
Camas WA 98607

From: Sarah Fox
Sent: Tuesday, March 9, 2021 10:57 AM
To: 'Joanna Russell'
Subject: RE: File #CUP 21-01

Good morning Ms. Russell,
The following are citations to Camas Municipal Code (CMC) that are available online.

- Conditional Use Permits [CMC Ch. 18.43](#)
- Type III Hearings Process [CMC Ch. 18.55](#)
- Discover Recovery Application ([File #CUP21-01](#))
- Definitions for Land Uses [CMC Section 18.03.030](#)
- Hearings Examiner System [CMC Ch. 2.15](#)



Sarah Fox, AICP (She/Her)
Senior Planner
Desk 360-817-7269
Cell 360-513-2729
www.cityofcamas.us | sfox@cityofcamas.us

From: Joanna Russell <jrussell@sumnercollege.edu>
Sent: Tuesday, March 9, 2021 9:49 AM
To: Sarah Fox <Sfox@cityofcamas.us>
Subject: File #CUP 21-01

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Sarah,

Thank you for talking with me this morning. Please send me any public information available regarding the conditional use permit, as well as the codes and definitions for this project.

Thanks!

Joanna S. Russell
President
Sumner College
8338 NE Alderwood Rd.
Portland, OR 97220
Cascade Campus: 503.972.6230
www.sumnercollege.edu

Proposed drug rehab facility next to Dorothy Fox

To whom it may concern:

We, like many people that recently moved to Camas with school age children, did so largely in part for the schools. Camas is so widely known for the amazing school district that the residents and city employees have so steadily fostered throughout the years. It is a growing community that needs the gain of industries that support its ideals. Placing a drug rehab facility next to an elementary school and a community park is not inline with anyone's vision of Camas.

When we first viewed a house for sale within the Dorothy Fox Elementary boundaries we felt so lucky. It is an amazing school with a tight knit community and a very active PTO. Local area residents greatly support the school and provide abundant resources for it's students. When our offer on the home was accepted we were overjoyed; our daughters would be attending an amazing school. Now I can't help but feel a sense of dread. Visiting the Dorothy Fox school playground allows one to see just how exposed to students the back of Fairgate Estates (proposed site for Discover Recovery) is. Residents and students alike are in full view of each other. Similarly, Dorothy Fox Park is solely separated from the property by a row of arborvitae. This is an area of town that children roam. It is not uncommon to see minors unaccompanied by adults at the park, on the school grounds after hours, or walking to friends homes on nearby roads. We come from a city that did not provide the level of safety that is felt in Camas and I have to say that I may have taken it for granted up to this point. A drug rehab center next to the park and the school would totally remove this amenity for residents.

The amount of students that live within walking distance of the Dorothy Fox Elementary is staggering. Seventy-seven percent (77%) of the population of children attending Dorothy Fox live within a half mile radius of the school. Currently this accounts for 351 students living within what is considered the walk zone for Dorothy Fox. Though, as we all know, the 2020-21 school

year is not a normal year; the actual number will be substantially higher as more students return to campus in upcoming school years. Current school policy allows all students grades first through fifth to walk home or exit the buses unaccompanied. While the school does encourage parents to walk with students or siblings to walk together these suggestions are not policy. Is having a drug rehab facility that could house sex offenders in these students best interest? We can all unanimously agree, no! Sure, some residents at the facility will be under court order to stay, but not all. Additionally, with often only two staff available for up to fifteen residents, how closely will they all be monitored? Not close enough for local residents to feel comfortable with it abutting a community park and elementary school.

While not all drug users are violent or sexual offenders the comorbidity can not be ignored. Fleur L.Kraanen and Paul M.G.Emmelkamp (2011) summarized three peer-reviewed studies that diagnosed a median of 80.2% of sex offenders with a substance use disorder (Fazel et al., 2002, Green and Kaplan, 1993, Harsch, Bergk, et al., 2006). A conclusion of 42 studies demonstrated that among sex offenders, nearly half of the population was diagnosed with a current substance abuse disorder (across all research and examination methods) (Kraanen and Emmelkamp (2011)). While these statistics do not necessarily demonstrate that an act of violence will occur against neighboring residents or children it does increase the odds.

Parents do everything in their power to provide and care for their children but it truly takes a village. Right now, all of us parents in the Dorothy Fox neighborhood need the city's help. We need our local government to really look into the policies that govern rehab facilities like Discover Recovery before approving use permits. We need city officials to look at and review examples of hardships (and positives) that have occurred in other neighborhoods that allowed similar facilities to move in. We need the city to review land use policies and see if there might be an area better suited for this type of facility as I am sure that all local residents will likely agree that a substance abuse facility could be beneficial if properly placed within the

community. We need officials to say “no” to Discover Recovery being next to an elementary school and community park. We need the city to protect our children and neighbors.



Jennifer Hanson

2167 NW 22nd Ave
Camas, WA 98607
(541) 520-9151

Citations

A.H. Green, M.S. Kaplan

Psychiatric impairment and childhood victimization experiences in female child molesters
Journal of the American Academy of Child and Adolescent Psychiatry, 33 (7) (1993), pp. 954-961

F. L.Kraanen, P. M.G.Emmelkamp

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Yasu Fuke
1835 NW Rolling Hills Dr.
Camas, WA 98607

March 9, 2021

Camas City Council
616 NE 4th Avenue
Camas, WA 98607

Dear Councilor Anderson:

I write this letter to voice my concern about the proposed development of the former Fairgate Estates assisted-living facility into a residential drug and alcohol rehab facility.

My wife Kim, 3 year-old daughter Emilia, and I moved to Camas in May of 2020. After having lived in downtown Portland and Ridgefield over the last few years, we moved to Camas for one main reason: the stellar public school system. My wife and I want what's best for our child and place a huge emphasis on her safety, health, well-being, and education. We worry that a drug and alcohol rehab facility right next door to her future elementary school may have a negative impact on her as well as other children in the community.

I understand the need for substance abuse treatment facilities for people with addictions as I work at a local hospital and help such people on a near daily basis. However, this also makes me aware of the co-existent psychiatric illnesses as well as the social, financial, and criminal issues that go hand in hand in caring for these individuals.

I worry that with lack of more strict governmental oversight for a drug and alcohol rehab facility, a for-profit institution in a residential suburban location can likely be a detriment to a community such as Camas in many unforeseen ways. I implore you to complete a thorough investigation of Discover Recovery, its owners, and how the for-profit substance abuse rehab industry might impact this community, especially its children.

Sincerely,



Yasu Fuke

From: Fox, Sarah <sarah.fox@cityofvancouver.us>
Sent: Tuesday, March 9, 2021 4:24 PM
To: Sarah Fox
Subject: Fwd: Discover Recovery Treatment Center

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Sent from my iPhone

Begin forwarded message:

From: Stuart Maxwell <stuartmaxwell82@gmail.com>
Date: March 9, 2021 at 8:23:41 AM PST
To: "Fox, Sarah" <sarah.fox@cityofvancouver.us>
Subject: Discover Recovery Treatment Center

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sarah,

I am writing in regards to the proposed development at 2213 NW 23rd on Prune Hill, currently the location of the Fairgate Estate retirement community. I'm sure you have received many letters from my fellow neighbors, but I would like to contribute my objection to the proposed Discover Recovery Treatment Center in addition.

My family and I live within a short walking distance to this property, in fact, I can see it from my backyard and pass by this facility, daily, on our walks. We place a high value in knowing that we have a safe community, with businesses surrounding us that are safe for our children to be around. If we weren't concerned by being located near an undesirable business (that could propose a threat to our community), we would live in the middle of an urban district or a city without zoning.

I believe that it would be extremely reckless and irresponsible to consider allowing a substance abuse rehabilitation center in close proximity to a residential neighborhood full of children, a park, or a busy elementary school.

I completely understand that the city of Camas has to allow for a fair assessment and review of the Conditional Use Permit (CUP), but I sincerely hope that the decision maker(s) consider the impact of this type of business to the community and the risks that it imposes. I also hope that each participating party can live with their decision (and have the heavy weight on their shoulders) in the event that a patient at this facility causes any harm to a member of the community.

In closing, I have provided my objections to the Discover Recovery facility and hope these are considered during the review of the application.

1) The rehabilitation of substance abuse near a school could propose risks to children and staff in the event that a patient enters school/park grounds and is not properly escorted. While the applicants state that "residents are to remain on-site and are supervised for off-site outings", I am not convinced that two staff members can guarantee that the patients are properly supervised at all times. (Information sourced from discoverrecovery-camas.com)

2) I am also concerned that someone released from the center, or leaves at their own will, could propose a risk to the community. I don't believe we have proper assurance that someone exiting the facility will be escorted by a guardian to their next home.

3) The applicants also state that "ingress and egress to Discover Recovery is off of NW 23rd Avenue, not NW Sierra (the Dorothy Fox school entrance). This does not solve the problem of the potential risks that having this type of facility imposes. I am not worried about traffic, I'm worried about community residents using NW 23rd to walk to school, to walk/run around the neighborhood, passing by and potentially being in contact with an unescorted patient. (Information sourced from discoverrecovery-camas.com)

4) The applicant's statement that "Discover Recovery does not expect to admit any registered sex offenders to the proposed facility, unless required by law", does not GUARANTEE safety to our community. This is a vague statement and brings great concern to me. (Information sourced from discoverrecovery-camas.com)

5) While one's personal social media accounts should not impact their professional reputation, the disturbing photos that were recently found on Christopher Paulson's social media pages (now removed), and past history of substance abuse does not inspire confidence for a successful and safely managed rehabilitation facility. (<https://the-courage-to-change-a-recovery-podcast.simplecast.com/episodes/christopher-paulson>)

Please take my concerns into consideration when reviewing Discover Recovery's application, as well as the safety and concerns of the families in this community.

Thank you for your attention, time, and consideration.

Stuart Maxwell

From: Ricardo <ricardo.reyes@me.com>
Sent: Tuesday, March 9, 2021 6:27 PM
To: Sarah Fox
Subject: Detox near Dorothy Fox

Hey Sara,

I hope this email finds you well.

I am writing to you as a Camas resident and home owner who would be very concerned if a drug detox center was opened right next to Dorothy Fox elementary.

My wife and I specifically chose our home in Camas because of its proximity to the school. Combined with our neighborhood's safety, it's a great place to instill some autonomy in our children who have the ability to spend time with their classmates right outside our home and Dorothy Fox. If a drug detox center opened next to the elementary school this would become impossible.

Of course, we support rehab programs but opening one up literally next to an elementary school sounds like a recipe for bad outcomes. I'm a Quantitative Psychologist who has worked at several inpatient and outpatient institutions and I would never think to setup drug rehab next to a school. It's hard for me to even imagine that this is actually something that is being considered and could be approved. All of the research shows this is very likely a bad idea.

My wife and I would consider relocation if our local elementary school sat adjacent to a center for drug rehabilitation.

Please help our community and make sure this does not happen.

Thank you so much for your time. Please reach out if you need any additional information.

Best
-Ricardo Reyes

From: olga goyzman <olgasbags@yahoo.com>
Sent: Wednesday, March 10, 2021 10:44 PM
To: Sarah Fox
Subject: Detox

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I don't want a drug rehab next to my child's school. This is ridiculous that I have to ask the City for this request . It is also sad that the owner of Discovery would choose a location next to a school and not somewhere else, that shows how careless they are.

Sent from my iPhone

From: jamie viengkham <jviengkham@yahoo.com>
Sent: Thursday, March 11, 2021 2:26 PM
To: Sarah Fox
Subject: Concerns on Discover Recovery Drug Re-hab permit application

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Hello Sara,

I just wanted to send my concerns & comments in regards to the Discovery Recovery Drug Re-hab permit application for the Fairgate Estates property. I'm sure I am just one more email in a sea of hundreds of complaints in regards of this issue. Appreciate you fielding all these emails.

I hope that city of Camas takes into consideration the current residents of this area, this community is a mix of families with kids & families without(empty nesters), etc. With 1 thing in common, we all moved here for an improved quality of life. Seeking a neighborhood with good schools, great property values where people clearly take pride in their homes & where they live. A Drug re-hab/convalescent center doesn't belong among a neighborhood adjacent to a elementary school, church, & families. A 30 day short program catered to high end cliental isn't an instant fix. They need more support than an express re-hab center with no follow up or discharge plan. This is just a money making hotel for these owners, I highly doubt their 30 day program has a high success rate. So please, City of Camas consider your community & it residents over these owners looking to make a quick million.

Thank you,

Jamie Kobrzycki
2242 NW Tanner St.
Camas, WA 98607

From: Lan Yu <kim.yu1213@gmail.com>
Sent: Friday, March 12, 2021 1:30 AM
To: Sarah Fox
Subject: Concerns about Discover Recovery Drug Rehab in Camas

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Dear Sara,

I am a resident in NW Prune Hill, Camas. On behalf of my family, I am writing to share our concerns with you regarding the proposed drug rehab facility in our neighborhood.

To begin with, we strongly oppose the chosen location for a drug rehab business. We have family members who work with drug addicts nearly daily and their experience tells us that a lot of drug addicts went through treatment often relapse. They start abusing themselves and others again when unsupervised. We are also aware of the common psychiatric illnesses in the social, financial and criminal aspects that often go hand in hand with individuals with substance abusing disorders. This means many of those who come to the drug rehab facility for treatment, at times, will be unstable, undependable and irresponsible. It aches me to imagine that these people will be so close to the students at Dorothy Fox Elementary School.

Moreover, after reading a lot about how Discover Recovery Drug Rehab facility is run in long beach, WA, we don't believe this facility in Camas will have better management. We are afraid the proposed drug rehab will have negative impacts on this community. Before we moved to Camas, our house was less than 3 miles away from a Drug Rehab facility in Ridgefield. We had delivery packages stolen from our front porch in broad daylight despite that we had cameras. The empty boxes were found behind the drug rehab facility. The number one reason we moved to Camas is for our daughter to grow up in a safe environment that Camas seems to offer. We also wanted to get away from those petty crimes. We are heartbroken to learn that a similar drug rehab is proposing to open right next to the park we visit daily and so close to Dorothy Fox Elementary School.

If this Drug Rehab is approved, I am sad to admit the first thing we will do is selling our house and move. We can't take the risk when it comes to our child's safety. No matter how well managed, a drug rehab facility is not risk free and should never be allowed to share a chain link fence with a school. I question how the addicts will be stopped, by who, from approaching the children when the addicts are not in the right state of mind. We do understand there may be a need for substance abusing treatment facilities in the Camas area. However, these facilities should be strategically located where no or minimal negative impacts are forced upon the immediate communities and no potential harms are imposed on children.

My 3 year old daughter and I often go to Dorothy Fox Park to play and voluntarily pick up trashes around the neighborhood (a photo is attached). We are good residents and we truly care about our community. We are also vulnerable people. Therefore, we implore you to do a thorough research on the drug rehab industry and its impacts on the communities nationwide, and weigh in the pros and cons of placing such a facility right next to a busy public park, an elementary school, a popular church, and in the middle of clustered residential homes.

Last but not the least, we implore you to do everything within your power to stop Discover Recovery's application from being approved.

Thank you for your time and greatly appreciate your help!

Lan



DATE: March 12, 2021

TO: Mr. Joseph Turner, Clark County Hearings Examiner
c/o Ms. Sarah Fox, City of Camas Senior Planner

FROM: Brian Lewallen, Counsel (*pro bono*) on behalf of the Dorothy Fox Safety Alliance, LLC and Prune Hill Partners

RE: Request for Continuance of Discovery Recovery Convalescent Home Conditional Use Permit Public Hearing (Project ID: CUP21-01)

Dear Mr. Turner,

On behalf of the Dorothy Fox Safety Alliance, LLC and Prune Hill Partners, the purpose of this correspondence is to respectfully request a continuance of the March 24, 2021 public hearing regarding the Discovery Recovery Convalescent Home Conditional Use Permit (Project ID: CUP21-01) at 2213 NW 23rd Ave, Camas, WA 98607. As set forth in this correspondence, good cause exists for continuing this important matter until all interested citizens of Camas have had a fair and reasonable opportunity to meaningfully participate in the public review and comment process. A continuance is especially prudent and justifiable in this specific matter considering the substantial, reasonable, and voluminous concerns generated throughout the Camas community by CUP21-01.

Good Cause for Continuance

Camas Municipal Code (CMC) 2.15.090 states that, in part, "Once legal notice has been given, no matter shall be postponed over the objection of any interested party, *except for good cause shown.*"

There is good cause to grant a continuance of this matter. First, Type III permit application decisions "involve the greatest amount of discretion and/or evaluation of approval criteria" for hearing examiners. See CMC 18.55.030(c). Discovery Recovery is seeking a Type III Conditional Use Permit that has generated significant and substantiated concerns among over 1,200 citizens to date, and continues to grow daily.¹ **2213 NW 23rd Ave, Camas, WA 98607 (the "Property") is surrounded by over two-thousand residential homes and is contiguous with an elementary school, community church, sports practice field and community park.** Material concerns among Camas citizens include, but are not limited to: deleterious public welfare and safety impacts, detrimental impacts to surrounding properties and injurious impacts to nearby City-owned improvements (for example, parents removing students from Dorothy Fox Elementary School for enrollment at other Camas School District schools or alternative learning environments), and the abject incompatibility of CUP21-01 with adjacent and surrounding property uses. Given the amount of concern CUP21-01 has generated among the Camas community, the seriousness of the concerns presented, and the precedential effect this ruling will have on future drug and alcohol treatment centers in Camas, we respectfully request that this Type III Conditional Use Permit decision be continued for a reasonable and appropriate period of time to allow concerned citizens to adequately comment. Ruling on CUP21-01 without providing interested and impacted citizens with a full, fair and reasonable opportunity to meaningfully participate in the public review and comment process runs afoul of the spirit and purpose the City's public notice and comment procedures set forth in the CMC.

Second, we all are living through an unprecedented chapter of world history, and none have been spared from the impacts of the COVID-19 pandemic. While the City has made efforts to provide notice of this hearing through the Notice of Proposed Development signage at the Property, residential mailings, and on Facebook, Next Door, and Twitter, many Camas residents learn of cases and controversies in our community by word of mouth. However, the COVID-19 pandemic has made it impractical, if not impossible, for groups of interested residents to gather in-

¹ See the real time petition signature tracker at: <https://www.change.org/p/stop-drug-rehabilitation-next-to-dorothy-fox-elementary-school?signed=true>.

person to discuss this matter, let alone develop a cohesive and cogent response to the CUP21-01 Application. To compound the problem, the Camas Planning Department was notified that the legally required Notice of Proposed Development sign, which provided important information such as the proposed site plan and public hearing schedule, was removed on or about February 12, 2021 and not replaced until February 26, 2021. Furthermore, per the applicable code regulations, notice mailings were sent out residences within 300 feet from the Property which amounted to only 28 residences, as opposed to the hundreds of homes within the Dorothy Fox Boundary Zone that are directly impacted by CUP21-01.

Nevertheless, despite the unique challenges presented by COVID-19 and sporadic access to the Notice of Proposed Development sign, Dorothy Fox Safety Alliance, LLC and Prune Hill Partners were able to secure assistance from *pro bono* counsel on March 8, 2021, and such counsel is just now getting up to speed on this matter. By contrast, Discovery Recovery has had legal representation on this matter since at least January 2021, if not earlier.² A continuance would allow counsel a reasonable opportunity to review applicable code provisions, obtain relevant rebuttal expert reports and studies to support its clients (e.g., Traffic Study), and help adequately submit comments on behalf of the Dorothy Fox Safety Alliance, LLC and Prune Hill Partners during and after the hearing.

Finally, as noted earlier, over 1200 citizens have signed a petition in opposition to Discovery Recovery's Type III Conditional Use Permit (CUP21-01). Given the public interest generated by CUP21-01, it is unlikely that all interested parties will have reasonable time to personally present their testimony during the scheduled hearing date. There is good cause to issue a continuance in this particular matter to allow for citizens to either personally provide present testimony at a future hearing date, or to provide written comments and evidence after the hearing has concluded.

For the forgoing reasons, Dorothy Fox Safety Alliance, LLC and Prune Hill Partners respectfully ask for a continuance of a reasonable and appropriate period of time to allow them, their counsel and other concerned citizens to adequately prepare for and meaningfully participate in the public notice and comment process considering the substantial, reasonable and voluminous concerns generated throughout the Camas community by CUP21-01.

Respectfully submitted,

/s/

Brian Lewallen

Counsel, *pro bono*, on behalf of

Dorothy Fox Safety Alliance, LLC and Prune Hill Partners

² When determining whether to exercise discretion in granting an extension on this matter, it may be helpful for the Hearing Examiner to be aware that counsel for Dorothy Fox Safety Alliance, LLC and Prune Hill Partners is a resident of Camas (one of his sons attends Dorothy Fox Elementary School), and has agreed to assist the parties on a *pro bono* basis.

From: Isaac M <dizon.isaac@gmail.com>
Sent: Saturday, March 13, 2021 12:12 PM
To: Sarah Fox
Subject: Opposed to Detox Facility

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Hello Ms. Fox,

I hope all is well. I wanted to reach out to express my opposition to the proposed detox facility at the Fairgate Inn. It is quite close to my home. There seems to be an overall lack of understanding about how the facility will operate. The location in proximity to the elementary school and park is also of concern since children walk home from school in that area. I think it should continue to operate as a retirement home.

Thank you,

Isaac Dizon

From: barbara bye <barb-bye@hotmail.com>
Sent: Sunday, March 14, 2021 1:32 PM
To: Sarah Fox
Subject: Concern Over Drug Detox Center

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Dear Sarah,

I am writing as a very concerned parent, grandparent and resident of the Dorothy Fox neighborhood, about the proposal to turn the Fair Gates Estate into a drug detox center. Although, as a health professional myself, I understand and appreciate the need for this type of facility, I do not feel this is an appropriate location!!! I am concerned about kids safely playing at the adjacent playground and most importantly, about kids at the adjacent elementary school. A multitude of security and safety concerns immediately come to mind!!! There are a number of more suitable locations right here in Camas, if that is the desire, to have this facility in our community. Then there's the concern about the impact this facility will have on the surrounding neighborhoods - what kind of traffic will this bring to our neighborhood? how will our property values be affected?? will I still be comfortable walking my dog in my own neighborhood??

Sarah, I hope and pray that we will learn more specific details at the upcoming Zoom meeting - specifics about security plans for the facility, number and type of residents, long term plans / plans to expand the services offered and number of residents.

Please consider this as a request for the city of Camas to "Not Recommend" or be in support of this proposal!!! This is a vital issue for the neighborhoods surrounding the proposed location and I pray that our voices be heard and respected.

Thank you for your time,
Barbara Bye
2019 NW Sierra Way
Camas, WA

From: Charles Roth <chuckandramona@hotmail.com>
Sent: Sunday, March 14, 2021 2:33 PM
To: Sarah Fox
Subject: Discover Recovery Application

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I was very dismayed when I walked by FairGate Estates and saw the notice about the change that was being considered by the Camas City Council for the use of the facility. I was concerned for a couple of reasons.

The FairGate Assisted Living property shares boundaries with an elementary school. The number of visitors to an assisted living facility are usually family and friends and usually come to just visit loved ones. Having a drug rehabilitation facility next to the school could attract a whole different type of visitor(s). I know that these people may need and seek help but it is a choice they make and at anytime they could leave or they could choose to come and leave the facility and grounds. It is also a "foot in the door".

Who knows what changes might occur that would increase the traffic in the area or attract a whole different set of residents.

My other concern is for the current residents of the facility. I am 81 and when I need to go to an assisted living facility I hope I can stay in the place I choose until the end of my days. Moving is a very stressful event at any age, but for older people who have an established routine and know the staff and the layout of the facility they are currently in would be very hard and extremely stressful. Just finding another place to go might be difficult. I would hope that the City would be more caring of their senior citizens than to just evict them.

There is a need for a place like Discover Recovery but not next to an elementary school and not at the expense of closing an established assisted living facility.

Ramona Roth
Chuck Roth
1402 NW Redwood Ln. Camas

Sent from my iPhone

From: Ellen Burton
Sent: Sunday, March 14, 2021 7:12 PM
To: Sylvia Plath
Cc: Sarah Fox
Subject: Re: Discover Recovery Long Beach location

Hi Ms. Plath,

The good new is you can speak up which you did. Once I forwarded your research about Discovery Recovery center in Long Beach to Sarah Fox, you offically submitted comments. She will include them in the documentation provided to the hearings examiner. You can submit additional comments until 5 pm, March 16, 2021 directly to Sarah, sfox@cityofcamas.us.

Due to state and local laws, once the city receives a request such as this, city council members can no longer comment even if our consituents request it. The city must use the hearings process and examiner to meet the legal requirements.

Thank you,
Ellen

From: Sylvia Plath <camascitizen@gmail.com>
Sent: Sunday, March 14, 2021 5:55 PM
To: Ellen Burton
Subject: Re: Discover Recovery Long Beach location

Ms. Burton - if our elected city councilors cannot speak up for their constituents, then who can??

On Sun, Mar 14, 2021 at 2:12 PM Ellen Burton <EBurton@cityofcamas.us> wrote:

Hi Ms. Plath,

Thank you for sharing your research about the Discovery Recovery Long Beach location. I'm copying Sarah Fox, Senior Planner, who is preparing the documentation for the March 24, 2021 public hearing. A hearings examiner will hear the request and comments and then decide how to proceed based on the legal findings. This is your opportunity to comment and participate. The city council is not involved.

Here is the information about the public hearing:

<https://www.cityofcamas.us/com-dev/page/march-24-2021-public-hearing-discover-recovery-hearing-examiner-meeting>

Thank you for caring about our Camas community.

Regards,
Ellen

From: Sylvia Plath <camascitizen@gmail.com>
Sent: Sunday, March 14, 2021 12:50 PM

From: Shannon Roberts
Sent: Sunday, March 14, 2021 10:08 PM
To: Sylvia Plath
Cc: Greg Anderson; Ellen Burton; Bonnie Carter; Don Chaney; Steve Hogan; Melissa Smith
Subject: Sylvia Plath - Discover Recovery Long Beach location

Hello Sylvia,

Thank you for your note which shows a great degree of research. I can appreciate that.

The Camas city council has no input as to whether the active land use application for a rehab facility is approved or not. The Hearings Examiner has sole custody, as it were, of this decision.

The hearing takes place on 3/24 at 5:00 and you will be able to give input there. I encourage you to do so as an elected official. Citizen input matters.

For further information I encourage you to contact Sarah Fox, call or email. She has been very helpful with previous requests. (360-817-7269. SFox@cityofcamas.us)

Sincerely,

Shannon Roberts
Camas City Council Member Ward 1
509-637-5192



To: Greg Anderson; Ellen Burton; Bonnie Carter; Don Chaney; Steve Hogan; Shannon Roberts; Melissa Smith

Subject: Discover Recovery Long Beach location

Camas City Councilors - I thought you should see what Discover Recovery's Long Beach WA location looks like. I am curious as to how they have 2.3M to spend on a new property in Camas, but apparently no money to improve their current location with some paint and landscaping...I guess that's what happens when you have absentee landlords?

Several neighbors I spoke with have had issues with the facility, including:

- Overall - they did not get what they were promised in the beginning and they feel conned.
- They were promised regular community meetings with owners/staff - they have never had one
- They were promised a fence to help with smoking and people wandering around - which only happened after they complained to the city after some time.
- They were promised that people would not be leaving the facility to wander around (just like us) but patients were playing in the street in front of their house, in neighbors front yard and even walking up and down the street at night.
- They were promised that they would be escorted everywhere in the van - they are not. They are regularly out (supervised) walking to various stores (which are close by) and they walk to the beach. They even have them walk over to the park across the street and they play baseball there.
- They were promised it would be only men - but it is now co-ed. This has caused one neighbor to catch a couple going into the woods behind her house together.
- They were promised that friends and family would not stop by, but it happens all the time.
- They were promised no court-orders, but it is a large part of the group.
- People (both staff and patients) congregate out front smoking and language. Neighbors felt as though they were being watched when they leave and were very uneasy. The facility put up opaque film on the windows for privacy, but it is now gone.
- They said that they generally only have one person on at night - and when she went over there she said he was basically a "kid" and was just sitting around. Nobody was monitoring security cameras.
- They only got security cameras after being pressed by neighbors.
- As of just this month - a neighbor caught a patient that left treatment on camera sneaking into her yard and trying to go over the fence.
- One neighbor talked about hearing someone throwing up so loud she could hear it in her house.
- One neighbor has the intake employee's home phone number because she has to call him when she sees problems.

Overall, they said that the patients need more space to move around and were very surprised that the owners were trying to put it on a relatively small lot adjacent to an elementary school, park, and church with preschool. They seemed beaten down by it. This is a lower middle-class neighborhood that has been taken advantage of, in my opinion. Discover Recovery has tried to mitigate some issues with the fencing, but it's mostly band-aids - like handing out cakes at Christmas to their neighbors.

City Councilors - is due diligence being done by the city?

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From: Jessica Smith <jrsmith0912@gmail.com>
Sent: Monday, March 15, 2021 9:03 AM
To: Sarah Fox
Subject: Detox Center by Dorothy Fox

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Good Morning Ms. Fox,

I'm writing to you today concerning the proposed drug rehab center at the former Fairgate Inn near Dorothy Fox Elementary school. Like so many parents, I'm extremely displeased at the idea of this center being opened just footsteps away from where so many of our treasured children go to school, and urge the city to deny the application.

I understand that detox and rehab centers need to exist to combat and help the millions of people that struggle with addiction to drugs and alcohol across the country. However, citizens of each and every community have a right to have a say in where those facilities exist. Having a detox center right next to an elementary school is simply irresponsible and puts us all at risk of serious danger. We could all say "that won't happen here," but how many times have we seen bad things happen around the country? We have an obligation to prevent something bad from happening before it does. Hundreds of healthy and happy families trust their kids to Dorothy Fox Elementary - will that be the same if they are sending their children to an area where known drug addicts are just footsteps away? How many families will change the routes their children walk to school out of fear? How many families will change schools entirely - going the private school route and no longer supporting the school district that we are so proud of? How many families will move out of the Camas community entirely? Is it really worth it for whatever revenue that facility brings to the area? Would YOU send YOUR child to this school, knowing that known abusers of extremely addictive drugs are just around the corner?

As I mentioned previously, I know well that there is a need for detox and rehab centers. My father struggled with alcoholism and was in and out of treatment facilities for much of his adult life before his disease killed him at the age of 36. He went five different times, and it never worked. And while he was there, he was introduced to people with all types of afflictions, and it led to my father finding more ways to work around the rules and skirt the system. He was introduced to more substances to abuse. He didn't get better - he got better at hiding his problems. There were so many drugs in those centers - it was truly amazing. While the proposed facility, if approved, might help some, it will introduce many more people into our community that are there simply because they are told to be and not because they want to change. They will bring with them drugs and alcohol and ways to break rules and get what they crave. This should absolutely not happen mere footsteps from where our children learn, practice sports, and play on the playground. It's an invitation for disaster.

If this situation weren't precarious enough, the individuals that are proposed to run this facility have no track record of success. They have been in business at another facility for a mere 3 years, six months of which they have been in lapse of their required memberships. Their planned Medical Director will be hours away, and has been formally reprimanded for repeated acts of gross negligence. Even highly reputable detox centers have to work hard to overcome huge challenges affiliated with this line of work, and it's clear that these individuals aren't up to the task.

I have been a proud member of the Camas community since 2005, and I've always loved that everyone in the community takes care of one another. And I've always thought that the city wanted what is best for those communities. I hope that I can still say that in a year. I urge you to make the concerns of the community known, and not permit Discovery Recovery to bring addicts into our community.

Sincerely yours,

Jessica Smith

From: Sarah Fox
Sent: Monday, March 15, 2021 1:57 PM
To: 'Lindsay Fagan'
Subject: RE: Proposed CUP21-01

Mrs. Fagan,

The comments that you submitted from you and your husband have been added to the record.

The municipal code is adopted by Council. Council must amend the municipal code by ordinance and there are periodic updates for various reasons throughout the year. You may review the list of ordinances online at https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=SUHITA.

Additionally, the regulations concerning zoning and allowed land uses (e.g. conditional use permits) can be changed through the process described at [CMC Chapter 18.51](#) Comprehensive Plan and Zoning Amendments.



Sarah Fox, AICP (She/Her)
Senior Planner
Desk 360-817-7269
Cell 360-513-2729
www.cityofcamas.us | sfox@cityofcamas.us

From: Lindsay Fagan <lindsayfagan@gmail.com>
Sent: Monday, March 15, 2021 1:12 PM
To: Sarah Fox <SFox@cityofcamas.us>
Subject: Proposed Drug + Detox Center - NW Prune Hill

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Hi Sara –

I was told that we should be sending letters re: the proposed Discover Recovery drug detox and rehab center to you so that they can be compiled for the examiner. I have attached letters from both me and my husband.

I have deep concerns that Prune Hill residents are not being supported in this fight to keep our community and kids safe. From what I've gathered, it is the examiner that makes the final decision on the CUP, however, where is our mayor and city council at in terms of fighting with and for us on this? There is very clearly little to no support for this facility from Prune Hill residents and we are looking to our city leaders to step up and be our collective voices.

I would appreciate info on who can address this for us. Thank you for your help.

Lindsay Fagan

I am writing in regard to the CUP application for the “convalescent home” on Prune Hill. I’m sure you have received numerous letters from Prune Hill residents expressing their concerns, and rightly so. This has raised a lot of red flags for those of us who live in this neighborhood and send our children to Dorothy Fox Elementary, the school that is directly north of the proposed facility and shares a fence with the playground.

While you may not have a vested interest in our community or our children that attend DFE and walk to and from their homes all around the proposed Discover Recovery, we do and to say it’s alarming that this application is even being considered is a complete understatement. It is **very** apparent that the owners of Discover Recovery have chosen this location (one that borders an elementary school, church, preschool, and public park) in order to sell the beauty of our community as the perfect place to kick a drug addiction, however, our community does not benefit in one single way. In fact, this only serves as a detriment to all of the families here that have lent to building a safe and beautiful community to live in. We for one just moved here at the end of last year and would have NEVER purchased a home here had we known a drug detox and rehab facility was going in right behind us and next to our kids’ school. After speaking with several people, we are not alone in this which is of course concerning when it comes to property values and the resale of our home. It is very common knowledge that these types of facilities greatly diminish the quality of neighborhoods, lessen property values, and can pose high safety risks. Camas residents pay the highest property tax rate in the county and I believe I speak for everyone when I say that we do not want our property values affected by something like this.

We have been doing a lot of research on Discover Recovery and have extreme concerns over the facility and the individuals running it. Hopefully you have researched this as well. When pressed for answers, the Discover Recovery owners expressed to a neighbor that there is a chance (and is probable) that they will be court ordered to treat sex offenders and other criminals. Obviously this is more than concerning to us for reasons that I’m sure I don’t need to elaborate on. With the mass voicing of concerns over the harm that this could potentially cause, this is an extremely high liability for the city. Considering what residents of Prune Hill have gone through to urge the city to not put us in a situation that could directly have a negative impact on our safety and security, It will take just ONE incident of negligence and the city will have a lawsuit on their hands. Certainly there is a location (**any** location) in Camas that would be more appropriate for this type of facility? There is not a single resource near Prune Hill that would be helpful to a facility like this, which begs the question, why here? It’s actually almost impossible to look at this situation and think that the proposed location is a good choice.

This type of industry in general is far from regulated and it takes little to obtain the licensing to operate a facility like this. The owners (who are not local) have very little experience in running this type of business and we have yet to find any positive press or encouraging word of mouth in regards to their current facility in Long Beach Washington. Even the application alone with the facility under the guise of a “convalescent home” has to make one wonder. It’s so very clear that they are using the same loopholes as they did in the opening of previous facilities in order to push their application through. The detox process is potentially very dangerous. Residents of the program can leave anytime they want, putting them out into our neighborhoods in a very bad mental and physical state. There will be no security at the facility and the treating physician lives 4 hours away. With one nurse and one front desk admin for 15+ individuals suffering physically and mentally, this really feels as though we as taxpayers are being put in a very bad position. My husband is a firefighter in a neighboring city and his service area includes a facility just like the one being proposed here on Prune Hill. With the police, the fire

department runs an immense amount of calls to the facility, mainly because the staff cannot handle the patients and the issues that arise when they get angry or resist care. The facilities cannot legally hold them there, so they are released into the community. While the facility in my husband's service area is near a couple large developments, it does sit with decent space around the grounds and feels less intrusive on the community (we used to live out there). It is not smack dab in the middle of a neighborhood and it also does not border any schools, churches, and/or parks, which is the biggest issue here on Prune Hill.

We understand that these facilities are necessary, and for the right group in the right location, I support this wholeheartedly. My biological parents were in and out of rehab facilities my entire youth. Fortunately, after 30+ years, my mother was able to get clean and stay clean. But it happened when SHE was ready and she would be the first to tell you that what goes on in and on the grounds of these facilities makes the location EXTREMELY important. The majority of people that enter these facilities are dropped off by family and have no desire to get clean and sober, therefore they won't. These residents can check themselves out of facilities and are looking to score the first high they can. In front of a house, grocery store, school – it makes no difference to an addict. And no, not all addicts are criminals, but plenty are. Our kids here don't deserve to be exposed to this. The school walking boundary extends all around the proposed Discover Recovery facility and the majority of the students at Dorothy Fox Elementary walk to and from school. They don't deserve to no longer be able to walk to school, or have their family fear for their safety because of poor decision making by others. There is already enough going on in the world that makes us cautious and fearful. Something avoidable like this should not be on the list.

Please, I implore you to ask yourself if this spot on Prune Hill is appropriate. Does the use fit within the Camas Municipal Code? Does the facility align with the Camas 2035 plan? What research has the city done and what data has the city used to understand how this will affect the safety of its residents and also what the implications will be of inevitably lowered property values that will result in a lower tax base for the city? These are valid concerns that I hope our city council, our mayor, and the examiner are taking seriously. We as tax paying citizens deserve to be heard and there are roughly 2,000 residents on Prune Hill that should have a voice in this.

Respectfully,

Lindsay Fagan

Prune Hill Resident, NW 24th Circle

I am writing in regard to the CUP application for the “convalescent home” on Prune Hill. My wife, Lindsay Fagan, wrote an extensive letter sharing our thoughts and concerns but I wanted to take a moment to touch on an issue that I have personal experience with as a long-time firefighter of another district here in Clark County.

The proposed Discover Recovery facility will sit as a neighbor to an elementary school, a church that runs a preschool program, and a public park that Prune Hill residents frequent daily. Not only is the location in general a horrible choice for everyone but Discover Recovery, I don't think people quite understand what kind of resources these facilities require. While the building is currently occupied as an assisted care facility, there are occasionally emergency medical services vehicles going to and from the location. Unfortunately, a drug rehab and detox will bring in even more EMS vehicles, but now we will be seeing a police presence as well. Based on my experience, I can almost guarantee that there will be EMS and police onsite DAILY and you can expect extremely delayed responses to these calls during times of inclement weather. What will that look like for those that live nearby? This does not lend to a good feeling in our community, not to mention that now more of our resources are being tied up. A facility like this should also be in very close proximity to a hospital and other resources, which it is not as Prune Hill is miles from anything that would be remotely useful.

Without going into too much detail, the residents of these facilities are not in a good mental or physical state. They are often combative and resistant of treatment. The majority of them have not chosen to get clean which only lends to the anger and aggression taken out on staff. We run a high volume of calls to the local facility because the staff cannot restrain them and are not well equipped to deal with the severe mental health issues often related to getting sober. This can take place anywhere on the grounds of the facility at any time of the day or night. Should kids at the school, families at the park, or church goers be subjected to this type of nuisance? The residents of Prune Hill, and especially those with homes surrounding the proposed locations, are at a huge disadvantage if this CUP is approved.

We have done quite a bit of research on Discover Recovery and have extreme concerns over the facility and the individuals running it. The owners (who do not live locally) do not seem to be well versed in operating a facility like this and in an industry that is hardly regulated, this is extremely concerning. The fact that the residents can leave the property whenever they decide to and there will be no security presence is alarming. They have tried to say all the right things to garner support from our city, but it all comes down to one thing – profiting off our community at the cost of our citizens.

Can you be certain that this spot on Prune Hill is appropriate? Does the use fit within the Camas Municipal Code? Does the facility align with the Camas 2035 plan? What research has the city done and what data has the city used to understand how this will affect the safety of its residents and also what the implications will be of inevitably lowered property values that will result in a lower tax base for the city? These are valid concerns that I hope our city council, our mayor, and the examiner are taking seriously.

Respectfully,

ian fagan

Prune Hill Resident, NW 24th Circle

From: Barry McDonnell
Sent: Friday, March 12, 2021 4:43 PM
To: Sarah Fox
Subject: FW: Drug Detox Facility - Camas

From: Stuart Maxwell <Stuart.Maxwell@smithburgess.com>
Sent: Friday, March 05, 2021 11:11 PM
To: Barry McDonnell <BMcDonnell@cityofcamas.us>
Subject: Drug Detox Facility - Camas

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Hi Barry,

Substance detox facilities are important and I agree they are required.

Many constituents are extremely alarmed and very concerned about the potential for a drug detox facility to be located next to a busy elementary school and recreation areas.

Most people I've spoken with are struggling to see any benefit or upside in the City of Camas approving this facility use. Can you provide have any type of insight into why this location is even being considered for such a facility?

This is the first time I've felt compelled to contact anyone in the City of Camas on a matter and if you have any recommendations on what I could be doing to engage with the City of Camas on this matter, please suggest accordingly.

Thanks!

Stuart Maxwell
360 839 5552

Sarah Fox

From: Margaret Koch <margaret_aileen@yahoo.com>
Sent: Monday, March 15, 2021 1:55 PM
To: Sarah Fox
Subject: Non-Medical Detoxification Center is Incongruent with Past Fairgate Use

Dear Ms. Fox,

I understand that the agency Discover Recovery has submitted a Customary Use Permit request to use 2213 NW 23rd Avenue, Camas, Washington as a non-medical detoxification center. As a mother of two children who attend the adjacent Dorothy Fox Elementary School, I am writing to urge the Examiner to deny this request at the March 24, 2021 hearing (or subsequent date should the meeting be delayed).

Please understand that I fully support and applaud one's initiative to seek medical help for a chronic substance use disorder. I have had someone close to me undergo this process. I watched as her chronic addiction led this medical professional and mother of three down a course of shoplifting, jailtime and ultimately, suicide. For this reason, I strongly believe that drug detoxification should be done under the supervision of full-time onsite medical staff. I also believe that detoxification centers should employ 24-hour security personnel to keep struggling patients safe.

Yet Discover Recovery's business plan does not fit this model. In fact, the agency intends to have just two daytime staff members – neither of whom are proposed to have medical or security expertise – to oversee an estimated 15 patients. Such a proposal is negligent.

Additionally, according to the National Institute on Drug Abuse, when recovering from a substance use disorder, “a person's ability to exert self-control can become seriously impaired.” Further, NIDA states that “brain imaging studies from people addicted to drugs show physical changes in areas of the brain that are critical for **judgment, decision-making**, learning, memory **and behavior control**.” And yet, Discover Recovery is asking to detoxify patients falling into this category directly next to the Dorothy Fox Elementary School and the Dorothy Fox park. I feel that placing a non-medical, unsecure center of this kind in direct proximity to children is reckless.

Our community has welcomed and supported Fairgate Estates as both a Bed and Breakfast and an Assisted Living facility. But bringing in a for-profit drug detoxification unit is not congruent with previous uses of the property. It is misplaced next to an elementary school and park, and I fully believe that were it not for the already-established building, the City of Camas would not propose to place a center of this sort at this location. Prune Hill does not have any public transportation lines. It is not close to – or even within walking distance of – any services such as grocery stores or restaurants. Further, Fairgate Estates sits on just a small parcel of land. Where then, will Discover Recovery's patients – who will not be permitted to drive cars – recreate or seek out services?

Finally, I take issue with the fact that Discovery Recovery is not coming to Camas to assist Camas's residents with potential addiction disorders. This proposed center is marketing itself solely to out-of-town professionals who would come to Camas due to its proximity to Portland. Exploiting our city in this way without offering assistance to our own residents is unacceptable.

In closing, I reiterate my request that the Examiner deny Discover Recovery a permit to operate at the Fairgate Estates location. For the reasons listed above, I feel that allowing a detoxification center of this nature to open at this proposed location is misguided and incongruent with past uses of the property.

Sincerely,

Margaret A. Koch
Camas resident

Sarah Fox

From: Brett Nelson <allvespa@gmail.com>
Sent: Monday, March 15, 2021 1:45 PM
To: Sarah Fox; Thomas@discoverrecovery.com
Subject: Rehab facility - Discover Recovery

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So, I have specific requests regarding Geography and Community.

What it is:

A convalescent home definition from Google: (The related adjective convalescent means "recovering from sickness or debility," and a "convalescent home" is a hospital for long-term recuperation and rehabilitation.) The intent of this facility is geared towards "drugs, alcohol, and other substances". The name is misleading and found it was on the edge of assisted living (convalescent) and other facilities across the US tends to gravitate towards elderly care. I'll call this a drug and alcohol rehab facility as it seems closer to the purpose.

Where it is:

Prune Hill, Camas WA. Heading to prune hill, and you'll also find a gas station, another church down the road....and not much else in a very residential neighborhood. The current facility is next door to an elementary school and a church. I'd hazard a guess at 95%+ residential for Prune Hill area.

How does this benefit the community?

I realize there is a growing pandemic of drug overdosage in the US - is it exceptionally high in the Prune Hill area? This property is right next door to an elementary school and a church....so does the question of purpose play an even greater role when considering the proximity to pillars in American society?

Purpose

McDonalds? - (private sector thought process)

For a business thought process, I suppose McDonalds, being a private enterprise, could apply to put a restaurant here. To me, it wouldn't make much sense as there probably isn't much volume in traffic...but gosh, there are lots of kids in the area and they do have that playground at some of the bigger McDonalds. It's next to a church, so you do have the crowds that want to go somewhere after church. So, for a McDonalds....whilst it would be a bit of an eyesore to see it, would make some sense and might even have a high amount of traffic from the church and elementary school.

Overall reaction - not a fan, but assume kids and church goers might like it.

City planner for government

So, if this facility were a government facility, would a city planner place it touching the grounds of an elementary school and church in a neighborhood that is 95%+ residential? I guess there is some sort of thought process into where to put hospitals, air ports, elementary schools, prisons, and other government facilities go. What is the thought process here? Surely an expert in city planning can give guidance here.

Overall reaction - well, I don't know much about drug rehab centers, but Thomas and Christopher will have lots of rules and cameras as preventative measures...so not sure if a govt run facility that requires that much "monitoring" would be a good idea.

What's in it for the community, Thomas and Christopher, for a rehab center?

I've read the description from Thomas Feldman and Christopher Paulson regarding purpose and it's reassurances with regards to what "precautions" are being taken. So, I can't help but be more startled when the letter of intent and overview includes precautions. Why put it in a predominately residential neighborhood touching the grounds of an elementary school and church? Does Prune Hill have a drug problem? People who have a drug or alcohol problem...yikes, why here again?

Big money in recovery.

I'm going to assume there is bigger money here and Thomas and Christopher see some benefit for their clients to borrow from the Prune Hill and Camas brand. I'm hopeful that we can ask fundamental questions of benefits to the community, perhaps advice from a city planner and get the missing page of benefits for Prune hill from Thomas and Christopher on why this facility right next door to an elementary school and church is a good idea. "***We'll make sure there's lots of cameras and they don't leave unsupervised***" is my final thought to who's being kept here and the message to the community. My guess is Thomas and Christopher probably realize there are better places for this, but I guess I don't see hidden agenda as to why. Money?

Regards,
Brett

From: Peter Lu <peterlu@gmail.com>
Sent: Monday, March 15, 2021 3:08 PM
To: Sarah Fox
Subject: Comments on Discover Recovery (File #CUP21-01)

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Please direct this to the Hearing Examiner who would be considering this application.

As a concerned neighbor of Camas, I **do not** believe Discover Recovery's application should be approved under the Conditional Use Permits for Convalescent Home.

According to the Criteria under (18.43.050) for granting the Conditional Use Permits:

A.The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

The proposed location will be materially detrimental to the public welfare in the following ways:

- Increase risk of crime which is very different from the existing use, which is an elderly assisted living place. study has shown that there compare the detox rehab to the crime rate of a liquor store. which is not something that we should be placing near an elementary school.
- Conflicting information on the security: it is presented that both the treatment is voluntary, which means people can leave at any time, as well as a well-secured place, where they have a 24 hour watch and everyone will be checked in every 30 minutes. a place is either voluntary or confined, you cannot have both. If it is voluntary, then the risk is high for the neighborhood as they cannot detain anyone from wanting to leave, which is extremely risky. If it is confined, then under Clark county rule, it cannot exist near a school zone. (e.g. in [discoverrecovery-camas.com](https://www.discoverrecovery-camas.com) it mentions that "Residents are prohibited from leaving the property per program guidelines...")
 - <https://www.codepublishing.com/WA/ClarkCounty/html/ClarkCounty40/ClarkCounty40260/ClarkCounty40260180.html>
 - *"Residential care facilities or residential care homes housing justice offenders and/or residents subject to partial or full confinement shall not be located within three hundred (300) feet from existing schools or licensed commercial day care centers, as measured from property line to property line at the time of siting of the residential care facility or home;"*
- Public welfare is jeopardized as it only shares a small chain-link fence with the elementary school and park. If there are people smoking outside, it directly jeopardizes the health and well-being of the childrens and neighborhood. Again, but if they are not allowed to do so, then it's a confinement which should not exist nearby school.
- Compared to existing of what it is zoned for, there will be increased complaints and needs for police presence - which data can be obtained from their existing Long Beach, WA location on the # of local complaints and concerns.
- It will be materially detrimental to the overall property values of the surrounding properties; in addition, residents will choose to leave the neighborhood and city because of this decision (see 1000+ petitions that have been signed in Change.org).

B.The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;

- The proposed use is a misuse of the definition of convalescent home. Majority of people who suffer from abuse of drugs, alcohol, and other substances suffer from other mental related issues. If the facility is staffed by medical professionals, clinical professionals, and other professional staff throughout its operations, and that there are 30-minute

checks are performed with all patients, then it should be designated as an acute setting and mental health should be catered to it as well.

- Exhibit E is misleading - It cannot compare itself to a purely assisted living place (Kent Place), elderly care home (Camas Hills Care Home), certified colon hydro therapists and massage therapists (Julie's Hands of Care), or a post-acute and rehab care for physical therapy, occupational therapy and speech therapy (Prestige Care & Rehab). Even with the closest one of Prestige Care & Rehab, it is located at a more appropriate location nearby public transportation and retail stores

C.The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;

- Exhibit F is misleading - It should be compared to existing traffic patterns, which for the majority of the elderly assisted living residents, it is far more longer term than the average of 30 days duration.

D.Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

- The adverse impact this will have on the surrounding neighborhood has not been provided, no safety procedures have been provided, no impact study has been done to the increased police/fire resources needed, no property value adverse impact studies have been done, no impact or perspective from school and educators have been weighed in. Simply stating that 24 hours camera and 2 staff, which are not even trained in security, are simply not sufficient to address the neighborhood's concern on how the adverse impact this would have.

E.The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

- This is misusing the definition of Senior and Special Needs Housing. There is a difference in what age, health, and disability vs more serious types of rehabilitations. One can also consider prison as a type of rehabilitation, but it is not allowed to be next to a school. Sexual addiction is also a type of rehabilitation, but it is also not allowed to be next to a school. Drugs also cannot be allowed to be next to a school. There is a place and purpose for everything, and a drug rehab, which has no guarantee that court mandated placement for sex offenders would not be accepted, which is a violation against the area and compromises the overall safety of children. ("**Unless required by law**, Discover Recovery will not admit any registered sex offenders at its facility.")

With reasons mentioned above, I do not believe this should be approved, and they should find an alternative location. Also, the burden of proof is not from the residents, but on the applicants to satisfy these criteria. ("**H. Burden of Proof. Except for SEPA appeals which are governed by RCW 43.21C.075, the applicant shall have the burden of proving by substantial evidence compliance with applicable approval standards. Where evidence is conflicting, the examiner shall decide an issue based upon the preponderance of the evidence.**")

From: Alyssa Wyckoff <larrabee11@gmail.com>
Sent: Tuesday, March 16, 2021 7:44 AM
To: Sarah Fox
Subject: The Drug Detox Near Dorothy Fox

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern,

I am writing as a resident of the city of Camas. I stand against the drug detox center by Dorothy Fox Elementary School. I do not believe the location for this business is appropriate given the direct next door neighbor is an elementary school that has a large majority of its student population walk to school. This makes me uncomfortable to feel the City is willing to put children at risk if they allow this business to move forward. I understand the need for drug detox centers; however, I object to its location.

With concern,
Alyssa Wyckoff

From: Andrea McNickle <andreamcnickle6@gmail.com>
Sent: Monday, March 15, 2021 8:24 PM
To: Sarah Fox
Subject: Drug rehab center by Dorothy Fox

Follow Up Flag: Follow up
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Good evening,

We live a couple of blocks from where the rehab center is supposed to go in. My elementary age children pass right by the proposed rehab center building on their way to school in the morning and afternoon. My children also go to the Dorothy Fox park with their friends on afternoons and weekends. We moved to Camas to live in a safe community for our children so that they would be safe venturing out. If this rehab center goes in it will no longer be safe for my children to walk to school or go to the park and this greatly saddens me. Please do the right thing for our children and deny their application.

Regards,
Andrea McNickle

Sent from my iPhone

From: Arlette Schuett <arlette.schuett@gmail.com>
Sent: Monday, March 15, 2021 7:48 PM
To: Sarah Fox
Subject: Camas: No Drug Detox/Rehabilitation by Dorothy Fox Elementary School

Follow Up Flag: Follow up
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Ms. Fox:

I hope you are doing well. We live near Dorothy Fox and are not in favor of having a drug rehab facility in our neighborhood and especially by a school and right in the center of a neighborhood. Placing a rehab center in the middle of a family oriented area makes no sense. We are constantly trying to teach our children to stay away from drugs or addiction and here we are saying it is ok because we have a great place to go. This undermines what we are trying to accomplish as parents. I also am concerned for the safety of the children. Our priority should always to think of how this will affect or impact the children in this community knowing they are the future. At the end of the day we need to put aside the financial situation and think about what you are doing to the children, the value of the houses and the neighborhood. I am begging you to please vote against having the rehab center in Camas.

Thank you.

Arlette Schuett
503-798-2176

Sarah Fox

From: Caren Frank <carenfrank@comcast.net>
Sent: Monday, March 15, 2021 8:00 PM
To: Sarah Fox
Subject: Proposed Drug Rehab Center

Follow Up Flag: Follow up
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Hello Ms. Fox,

We would like to express our opposition to the plans for a Drug rehabilitation center to be housed in the old Fairgate Inn. While we understand there is a need for Drug Rehabilitation Centers, this is not the right location for this business. The Fairgate Inn backs up to Dorothy Fox Elementary and Prune Hill Park. Both are extremely busy areas with lots of families and children using the area.

It is our understanding that the City already has laws that prevent certain businesses from being located next to Elementary Schools, can you please explain why this business is different? What kind of drugs will be housed onsite? How are drug rehab businesses regulated in Washington/Camas to insure the public (children)is safe and not exposed to patients going through crisis? Will smoking be permitted on the grounds and next to the park and Elementary school boundaries?

Prune Hill Park is a family friendly, walking community that loves their green space and parks. A Drug Rehabilitation Center does not promote a family atmosphere. We vehemently oppose this business moving into our community.

Regards

Caren and Chris Frank
2021 NW 32nd circle
Camas, WA 98607
Sent from my iPad

From: CVS <cherivonne@gmail.com>
Sent: Monday, March 15, 2021 6:49 PM
To: Sarah Fox
Subject: Drug rehab/detox on Prune Hill

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I wanted to add my thoughts on the possibility of a drug rehab facility on the top of Prune Hill, next to an elementary school, park and church.

I have some experience with drug rehabs and drug addicts. Without going into a lot of detail, I know that patients can leave the facility at any time and the rate of leaving early is very high. When someone is struggling with addiction, oftentimes, they will steal anything they can to get money to buy more drugs. I believe a rehab will bring more crime into our neighborhoods.

My daughter was an addict and she would steal from anybody she could to get that next fix. Her boyfriend was the same. I had to change my alarm system and lived in fear. She went to rehab, promised to stay for 3 months and left after 2 weeks. More patients leave rehab early than those who stay. In fact, the percentage of those who stay and are recovering is very low.

Please, let's work with the city to find a location for this facility away from those who are vulnerable. I believe if something were to happen, a lawsuit would be a potential result after all this community is doing to stop this.

Thank you
Cheri Emery

From: davemorita@aol.com
Sent: Monday, March 15, 2021 10:03 PM
To: Sarah Fox
Subject: Drug Rehab/ Detox Center Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Fox,

This is to inform you my wife and I are opposed to the Drug Rehab / Detox Center by Discover Recovery proposed at 2213 NW 23rd Avenue. We live in the Belz Place neighborhood, very close to this location and do not feel this type of facility is appropriate to have near Dorothy Fox Elementary School and Playground.

The Discover Recovery's own website (discoverrecovery-camas.com) states they are taking measures to address potential concerns and to minimize possible negative impacts on neighbors, such as:

- * Residents are prohibited from leaving the property per program guidelines unless there is a scheduled outing.
- * Visitation by family and friends of the residents is not allowed at the facility at any time.
- * Residents at the facility are not allowed to use, park, or otherwise operate vehicles

The fact that Discover Recovery needs to implement these measures for those in their "care", only highlights why this facility should not be in proximity of an elementary school and playground with so many children.

The Conditional Use Permit should not be approved for the Detox Center. Thank you.

Sincerely,

Dave Morita

Cara Helmke & Darin Camin

814 Northwest 35th Avenue
Camas, Washington 98607

March 15, 2021

Ms. Sarah Fox
City of Camas Senior Planner
616 Northeast 4th Avenue
Camas, Washington 98607

Dear Ms. Fox:

We are writing you today to share our concerns for the Discover Recovery conditional use permit application with the City of Camas Planning Division staff. We are Camas residents who live within walking distance of the facility's proposed Northwest 23rd Avenue location.

Like many neighbors on Prune Hill, we do not feel this location is appropriate for a substance abuse addiction treatment center. Its position immediately adjacent to an elementary school, park, church, and residential neighborhood feels like a disconnect in zoning and planning. Patients undergoing drug detox, and potentially suffering from withdrawal symptoms, will be within feet of numerous school-aged children. Nearly 1,400 people have signed the Change.org petition opposing this facility in this location. A different location on a larger lot not near a school, park, or residential neighborhood is appropriate.

We also feel that Discover marketing the business as a 'convalescent home' for purposes of zoning and public relations is misleading to residents. As someone who works in healthcare (Cara), this term is typically synonymous with a skilled nursing facility (SNF), nursing home, or long-term care facility that provides sub-acute care and post-surgical or post-injury rehabilitation, mostly to elderly patients. It is rarely associated with a drug and alcohol detox and rehab facility. We anticipate the hearings examiner will perform appropriate review to ensure opioid detox for drugs including heroin and fentanyl would be legally included in this classification.

Finally, we question the motives and character of Discover's founders. Neither Thomas Feldman nor Christopher Paulson is a local resident. They are seeking a permit to establish a for-profit business in an industry known for insufficient government regulation and oversight. Despite Discovery's advertised intentions, we have no guarantee of how the facility will be run once established. The founders show a lack of good judgment with their unprofessional and disturbing social media posts.

Thank you for considering resident feedback in this conditional use permit application. We value Camas' quality of life, safety, and environment and appreciate the City's efforts to safeguard our community.

Sincerely,

Cara Helmke & Darin Camin

From: Ian McNickle <ianmcnickle@gmail.com>
Sent: Monday, March 15, 2021 10:44 PM
To: Sarah Fox; Ian McNickle
Subject: Rehab center by Dorothy Fox

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Sarah,

I wanted to write to you concerning the proposed rehab / drug treatment center by Dorothy Fox elementary.

I live a couple blocks from Dorothy Fox and have two of my kids currently attending the school. We walk our kids to school and go right past this building all the time. After school many of the kids play on the playground directly next to the building. I cannot think of a worse possible location for a rehab facility in Camas than being so close to hundreds of family homes with kids, and directly next door to an elementary school and a church (that also has kid programs).

I am a business owner so I am all for businesses in local communities. I am also for rehab type programs, but the location matters a lot. This rehab center should be moved to somewhere else in the area that is not so close to an elementary school.

I have no idea how this idea was approved but this is a terrible idea!! I have spoken to so many parents around here who are furious about this decision. This decision must be changed. It is inconceivable to me how anybody serving the city of Camas could agree to something like this.

I'm sure I can safely say that I speak for most of Prune Hill by saying we strongly disagree with this rehab center going in next to our kids' elementary school!!

What can be done to stop this process...??

Thanks.

Ian

--

Ian McNickle
2109 NW Beauchamp Ct, Camas, WA 98607

From: Laura Szeliga <lszeliga@gmail.com>
Sent: Monday, March 15, 2021 10:09 PM
To: Sarah Fox
Subject: Drug Rehab Center Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom this May Concern:

I am writing to express my concern about the proposal to allow a drug rehab center to move into the building next to the Dorothy Fox Elementary school at 2213 NW 23rd Street here in Camas. I live a few blocks away from this address on Forest Home Lane, and I often run past this building on runs through the neighborhood.

I read many of the comments posted by other local residents that expressed a lot of fear, especially for the children that attend the elementary school next door. Indeed, many of the stories including this one reported by NPR earlier this year paint a scary scenario for the potential impact of unregulated rehab centers on the local neighborhood.

[As Addiction Deaths Surge, Profit-Driven Rehab Industry Faces 'Severe Ethical Crisis' : NPR](#)

I recognize the need for drug rehab in our society, however, why take the chance in this particular case? Public safety needs to remain a priority, and the location of the proposed center is indeed very unfortunate. I value living in a safe, family friendly community, and we shouldn't take the risk, especially with our young children. I do not support the drug rehab center moving into the neighborhood at this location.

Thank you for your consideration.

Best,
Laura Szeliga
lszeliga@gmail.com
917-459-6182

From: Laura Crowley <lcrowley1959@gmail.com>
Sent: Monday, March 15, 2021 8:30 PM
To: Sarah Fox
Subject: No on Detox Facility on Prune Hill

Follow Up Flag: Follow up
Flag Status: Flagged

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My name is Laura Crowley and I am writing you because I am highly concerned about the possibility of having a Drug Treatment center literally one and a half blocks from my home where I reside in Camas Washington.

I have been a resident on Prune Hill for the past 20 years. We have raised our two adopted children in the same neighborhood for twenty years; our children started kindergarten at Dorothy Fox and then graduated from Camas high school. We have immensely enjoyed living in this beautiful, safe, caring community and are more than grateful to have raised our family in this safe neighborhood.

Because I am so appreciative and thankful to live in a community such as this, I feel it's imperative to speak up and show my concern regarding allowing a Detox Facility to move forward just merely down the street from where I live, where we raised our family. Where are new grand baby will live and play and maybe one day also go to Dorothy Fox Elementary. Not to mention the property taxes we've faithfully and generously paid over these past 20 years to live in such a great community we call "Home".

I have been employed at a high risk OB ultrasound clinic. Everyday of my life for the past fourteen years I see what the impact of IVDU does to mothers, unborn babies, families and friends. What stands out the most is that I see return patients that tried rehab and failed- only to return with yet another unexpected, unplanned pregnancy. Another struggling drug addicted mother exposing her unborn baby to the effects of herion, meth and/or other easily accessible illicit drugs.

Unfortunately, more often than not, my drug addicted patients return yet again, but this time with handcuffs and are escorted by a jailer due to theft or domestic violence or both because they failed detox, caused a crime and wind back up in worse shape than they did the first go around. I'm not saying that everyone that goes thru rehab fails- I do see a handful successful people who completely changed the course of their lives and have become sober after multiple durations of treatment, but the majority will never get over their drug habit. That is a true fact.

Knowing the drug crisis that we face in our society, in our community I personally would like to see more successful treatment programs with larger turnouts of sobriety. As a whole, we should never give up hope on those who are in so much pain that they turn to to the life of addiction- for whatever reason- that there should be a place for them to go- to get the help they so desperately need- to give them a new chance in their life, in their kids life...in the life of their families. I'd like nothing more than to see sober, productive parents being successful in their daily lives.

You see, I am very compassionate about this because not only do I work in a place where I see how much drug addiction impacts the lives of others-I know first hand as I'm in a unique situation where I adopted two very beautiful drug addicted babies who were given that second chance of life, one that their drug addicted parents could not. In fact, unfortunately this past year my 23 yr olds mother finally overdosed and died after fighting her drug addicted demons for the majority of her 32 year life. I know how difficult it is and what it's like to be involved with this devastating disease of drug addiction, to watch my daughter mourn for a biological mother who she never got to know due to her drug addiction.

But placing a Detox Treatment facility in a safe, friendly caring neighborhood is not the answer. This is not an ideal place for a detox treatment center. Not when there are so many other empty local and more accessible buildings available in Clark County. This is not ok. Here in our small community of Prune Hill we have dog walkers, runners, hikers, bikers, little children playing and kids on skateboards. Families frequenting the park, gatherings on the school grounds, elderly folks who enjoy stepping out into their yards feeling safe and secure as they tend to their gardens. The Harvest Community Church just around the corner from my home has an Easter Egg hunt every year on the empty field surrounding the church. This is a family friendly community where people know one another. I've never had to warn my children about finding syringes and used needles on the church grounds or in the park or strangers trespassing on our property. Or consider car theft in my driveway or someone breaking into our home or our garages to steal whatever they can get their hands on or tonscope out our homes for a mere fix! And how about people setting up homeless camps and tents in our local park? Is that going to happen too? Is that going to be exceptable also? What next? Unfortunately there is a whole lot of other possibilities that tie into allowing a detox facility into a clean and wholesome community such as Prune Hill.

We are a caring community who look after one another. This is not the neighborhood for a Detox facility. And a detox facility is not the same as a nursing or assisted living facility- totally different traffic and totally different type of people coming in and going up and down our hill.

In closing I just want to say-No! Not acceptable! Find another building. Find another site! This is not ok. I'm praying and hope that this and all the other letters written here are highly taken into consider regarding this very sensitive matter and that after much review there will be No Detox Treatment facility in our small neighborhood.

Thank you.

Sent from my iPhone

From: LAS <laaliv@gmail.com>
Sent: Monday, March 15, 2021 7:44 PM
To: Sarah Fox
Subject: No to residential treatment center

Follow Up Flag: Follow up
Flag Status: Flagged

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I personally do not feel that a residential treatment center should be allowed within the same school grounds. Isn't there a law that prevents substance users and dealers to be restricted from a certain distance from school children.

Leah Ann Sperl
1154 NW 23rd Ave Camas WA 98607

From: Lesley Hahn <alohatransplants@yahoo.com>
Sent: Monday, March 15, 2021 6:45 PM
To: Sarah Fox
Subject: Addiction service center petition

Follow Up Flag: Follow up
Flag Status: Flagged

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Aloha,

I am writing in opposition of the Addiction treatment center plan next to Dorothy Fox Elementary school. I recently moved from the island of Oahu, Hawaii to Camas. We specifically moved because we believe Camas, Washington has the best reputation as far as schools and providing a safe knit community for our children. I strongly oppose the development of this proposed treatment center directly next to Dorothy Fox Elementary school. By doing this you are allowing an unstable and unsafe environment for our children. We can no longer trust our environment and school community with the knowledge that there are unstable individuals right next door. I would have never moved here knowing this was in the future. Please reconsider this decision. This will provide an unsafe environment for our children. I am completely and whole heartedly against this.

Concerned and afraid mother of two
At Dorothy Fox Elementary,

Lesley Hahn

[Sent from Yahoo Mail for iPhone](#)

From: Marilyn GRAHAM <mrg10granny@comcast.net>
Sent: Tuesday, March 16, 2021 10:02 AM
To: Sarah Fox
Subject: Camas bringing Drug detox Center close to elementary school

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I don't believe it is right for Camas bringing Drug detox Center close to elementary school. Drug Detox Centers should be placed within the area where drug users are located. The one planned for Camas is in a residential neighborhood with many families and children living across the street and nearby.

Marilyn Graham

From: Matt Dykema <dyshores107@hotmail.com>
Sent: Monday, March 15, 2021 4:04 PM
To: Sarah Fox
Subject: Discover Recovery

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sarah Fox,

I am writing to express my concerns over the proposal for Discover Recovery's 15 bed treatment center on NW 23rd ave.

I live in the Belz Place neighborhood just steps away from the address above. I live there with my wife and three children. We moved to Camas, WA a few years ago and decided to make it our forever home because of the amazing schools and neighborhoods. We intentionally moved directly next to Dorothy Fox because we will have a child walking to school for the next 10 years.

My number one concern is the safety of my children. A rehab center treating drug addiction directly next to an elementary school is a disaster waiting to happen. There are safety concerns for our children, financial ramifications for surrounding neighborhoods and eventually, undoubtedly, litigious difficulties. There are several negative influences a rehab center may bring to the community; all of which are unwanted and unnecessary.

If this center comes to fruition it will drive myself and others away from Prune Hill and Dorothy Fox Elementary; which would be a shame for the longevity of the community.

I am against the proposal to develop a convalescent home next to my children's elementary school.

Thank you for your time and attention.

Regards,

Matt and Paula Dykema

From: Megan Chyterbok <maggierabe@yahoo.com>
Sent: Monday, March 15, 2021 11:26 PM
To: Sarah Fox
Subject: Discover Recovery Conditional Use Permit

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern:

I am writing first as a concerned Camas resident, but foremost as a concerned Dorothy Fox Elementary parent. I am opposed to any approval of the Conditional Use Permit allowing a detox center to operate out of the former Fairgate Estate.

While this type of facility provides vital services, the proposed site in a residential area and next to an elementary school, is not an appropriate location.

My main concern is safety. First, while the Discover Recovery website states: "The ingress and egress to the Discover Recovery site is off of NW 23rd Avenue at the south of the property while the school is accessed off of NW Sierra Street at the east. Programming for the Discover Recovery operations does not include any activities at the adjacent park or school property" there is, in reality, very little to no separation beyond a chain link fence between Dorothy Fox Elementary and the proposed site. And, while the website also states: "Residents are prohibited from leaving the property per program guidelines unless there is a scheduled outing. Residents are to remain on-site and are supervised for off-site outings. Transportation to and from the facility and to and from off-site activities will be monitored and group outings will be limited" it is my understanding of these facilities that residents cannot be kept in the facility by force. What is stopping a resident, who is suffering from substance abuse and going through the detox process, from climbing over the chain link fence and walking into the elementary school where my three children are everyday? The safety of our community's children should be the only priority.

Second, the Discover Recovery website goes on to claim: "Discover Recovery has taken measures to address potential concerns and to minimize possible negative impacts on neighbors." Well, I have now had to have conversations with my nine and seven year olds explaining what a drug detox center is, and what it means for a person to be detoxing or seeking treatment for substance abuse. I would say Discover Recovery has already negatively impacted my sons, who would otherwise not have been exposed to such a mature subject matter had this location not been pursued.

Third, their website, again, states: "In addition, Discover Recovery does not expect to admit any registered sex offenders to the proposed facility. Unless required by law, Discover Recovery will not admit any registered sex offenders at its facility." Ask yourself: would you want a detoxing sex offender to be living only yards away from your children or watching a playground full of minor children playing at recess every day? Not only is this site right next to a school, it is in the middle of a neighborhood where countless children reside.

It makes me sick to my stomach to know we live in a world where my children have to practice lock down drills in elementary school. Regardless of the necessity to practice these drills, it is beyond comprehension that our community leaders would allow a facility to open right next door that has even a remote possibility for the students at Dorothy Fox to have to put that practice into use in the event of a real life lock down because a detoxing resident suffering from hallucinations walks into their school.

To reiterate, I do believe this type of facility provides vital services to those suffering from substance abuse. However, I strongly believe the proposed site next to Dorothy Fox Elementary school is not an appropriate location. Any person believing otherwise and standing to make a financial gain from this facility, is willing to sacrifice the innocence and safety of not only my three children, but all the children living in our Camas community.

Regards,

Megan Chyterbok

Attn: City of Camas Planning Division

Sara Fox - sfox@cityofcamas.us

Cc: Camas Mayor, Barry McDonnell - bmcdonnell@cityofcamas.us

Re: FILE NO. CUP21-01 Discovery Rehab Center

Dear Ms. Fox,

I am writing regarding FILE NO. CUP21-01, an active application with the City of Camas to open a rehabilitation home at the current Fairgate Estate site.

I, like nearly every neighbor and parent, am extremely concerned about this location being approved to treat detoxing individuals – some possibly also sex offenders – with zero regard for the many children who play at the park or walk to/from school.

I completely support legitimate, well-run centers that choose business locations that do not compromise our most vulnerable population. This, unfortunately, is nothing close to that.

I have three main points to communicate:

1. Home value impact and desirability of neighborhood
2. Safety of our children
3. Unethical nature of for-profit rehabs and specific ethics concerns with these owners and doctors

First, there are now several studies published that illustrate a clear impact to home values up to a 17% decrease in home value for nearby neighborhoods (all references included below). The area around Dorothy Fox happens to be one of the most desirable areas in Camas for many, given the school's high rating and low crime statistics. People pay a premium for these homes and Camas benefits greatly from home values increasing and tax revenue coming along with it. The domino effect of the rehab could create a decrease in demand and an increase in inventory – leaving savvy homeowners wondering if they should continue to invest in this community that did not do anything to protect interests of its vulnerable population. Less tax revenue means less funding to keep the schools so exceptionally ran – decrease in school ratings equals decrease in demand for Camas. And Discovery may be starting with 15 beds but as a for-profit business they will constantly be looking for an increase in revenue stream – up to 50 beds are possible.

Second, I cannot fathom how any responsible business owner would select this location with the school proximity and being nestled into a very tight knit and safe community (clearly, they have no connection to Camas and have no reason to care about these impacts, only profit.) I have two young children; one is a first grader at Dorothy Fox and the other will attend Kindergarten starting next year. Living so close to the school, many children can walk home in groups without a parent because this was part of being in a safe and tightly knit community. This facility is ruining this experience for thousands of children for many years to come. Parents will fear safety and children will require supervision or car pick up meaning less time outside getting exercise – being kids without the constant fear that just one unpredictable individual could make an erratic decision (as detoxing individuals can do). What kind of violence and chaos can we expect? Unfortunately, there is no way to know with certainty what the first incident will be. Will it be violence? Will a child witness drug use? Will children see the fears of their

parents and be impacted in ways we can't possibly predict? Why should we traumatize children to benefit the pockets of investors looking for a return above all else? What happens if someone jumps the 5' fence into the school playground? Is the school going to go into a lockdown situation?

There could be many totally preventable and traumatizing incidents as a result, and just one is too many. If just one child can be protected, is it not worth it to fight this application to the very end? Your citizens are ready to support you in every way including legally.

Lastly, it is a huge red flag that the owners have no ties or interests in our community, the nearest attending doctor is 3 hours away and has a history of abusive practices (Dr. Martin Clos): In December of 2002 he was reprimanded and placed on probation for 5 years for "gross or repeated acts of negligence; and ORS 677.190(25) prescribing controlled substances without a legitimate medical purpose, or prescribing controlled substances without following accepted procedures for examination of patients, or prescribing controlled substances without following accepted procedures for record keeping or without giving the notice required under ORS 677.485". Discover Recovery's webpage states that they are a current member of the National Association of Addiction Treatment Providers. (The NAATP is one of the only agencies that oversees the drug rehab industry); however, Discover Recovery let their membership lapse in September 2020. The ownership of this business has shown with existing centers that they market and promote them as destinations to enjoy what the city has to offer, no indication that they will not be going off property. The owners also have shown bad judgement by posting pictures of themselves armed with guns on social media profiles. They simply lack good judgment and reasonable levels of integrity needed to safely run a detox, and the evidence continues to illustrate this.

Do they care about running a center that protects our community? Our children? Our investments?

The answer is **absolutely not**. These are investors eager to maximize return – nothing else.

Thank you for your consideration.

Regards,

Julie Melton, Jason Melton, Connor (7 years old) & Camille (4 years old)

1500 NW Redwood Court
Camas, WA 98607
melton.juliea@gmail.com

References:

<https://magazine.realtor/daily-news/2014/10/17/treatment-centers-can-impact-home-prices>

https://drive.google.com/file/d/1vGm2ztMGF6Rx_S-vvYoYuZ9FoXJF7r_c/view

<https://techmedweb.omb.state.or.us/Clients/ORMB/OrderDocuments/MD18059.20030116.SO.pdf>

The Fairgate Estate listing on [Loopnet.com](https://www.loopnet.com) highlights

"Buy and build 50+ beds to leverage existing assisted living license"

From: Pat Whalen <pat.whelen@sbcglobal.net>
Sent: Monday, March 15, 2021 4:48 PM
To: Sarah Fox
Cc: Barry McDonnell; Greg Anderson; Ellen Burton; Bonnie Carter; Don Chaney; Steve Hogan; Shannon Roberts; Melissa Smith
Subject: No detox facility at Dorothy Fox

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. Fox:

I am writing as a new Camas resident to express my extreme opposition to approving a conditional use permit allowing a drug detox facility right next to an elementary school. Even writing those words seems crazy, as such an idea should be seen by anyone as obviously unreasonable. Children aged 5 to 12 would literally share a fence with a facility housing people who could leave the facility at any time.

While it may be appropriate to have some sort of rehab facility in Camas, this location is singularly inappropriate.

I have heard that there is some concern that the city could be subject to suit if the permit is denied. Has the city thought about the liability it may have if anyone is ever injured by someone at the facility? Has the city considered the loss in tax revenue that might come with inevitably depressed property values? Most importantly, has the city considered whether this type of facility is properly located IN THIS PARTICULAR NEIGHBORHOOD? Is there is a need for this type of facility, is there really nowhere else in Camas that would be more appropriate? Nowhere else that would present less of a danger to children?

Patrick Whalen
2149 NW 28th Avenue
Camas WA 98607

From: Sam Woo <needforspeed168@yahoo.com>
Sent: Monday, March 15, 2021 6:28 PM
To: Sarah Fox
Subject: No Drug Detox/Rehabilitation by Dorothy Fox Elementary School

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To Whom It May Be Concern,
It will be no safe for the kids in school.

Best Regard,

Sam

From: Sharon Frye <sharprice47@aol.com>
Sent: Tuesday, March 16, 2021 8:48 AM
To: Sarah Fox
Subject: Drug Rehabilitation Facility next to Dorothy Fox Elementary School

Follow Up Flag: Follow up
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Hello Sarah,

I am writing to express my concern regarding the proposed Discover Recovery Facility at Fairgate. I have concerns regarding the location of this facility, so near both a church and an elementary school.

Thank you,
Sharon Frye

From: Shyam Bal <shyambal@yahoo.com>
Sent: Tuesday, March 16, 2021 10:44 AM
To: Sarah Fox
Subject: No Drug Detox/Rehabilitation by Dorothy Fox Elementary School

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Shyam Bal K Balan
2439 NW 22nd Ave,
Camas, WA

16-Mar-2021

Sarah Fox
Sr. Planner
City of Camas, WA

Dear Sarah,

I am writing to voice my objection to the proposal of Drug Detox/Rehabilitation by Dorothy Fox Elementary School due to following concerns:

1. It is inappropriate for Drug Detox/Rehabilitation next to an Elementary School, especially that 80% of kids in this school are living within 500m radius and walking to school. This included my son who was walking and Riding Bike to school when he was in Elementary school
2. My 2 teenage kids still go to Dorothy Fox park to play and hang out with their friends and as Parent, I have serious concerns for their safety that not only the park is next to proposed Rehab facility, they have to walk past the proposed facility to get to Park.
3. My house is a stone throw away from the proposed facility and have serious concerns that such a facility will have serious impact on my house value and bring bad reputation to the peaceful neighborhood that we currently have.
4. The increased risk to safety of my children, their friends and the neighborhood is not a compromise for operating drug detox/ rehab facility next door.
5. Why not find a better location to operate a drug detox/Rehab facility at a safe distance away from School that does not Risk safety of the kids, families and neighborhood to make it a win-win?

Regards,
Shyam Bal

From: splashmontana@yahoo.com
Sent: Monday, March 15, 2021 7:37 PM
To: Sarah Fox
Subject: Drug recovery center near Dorothy Fox school

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sarah,

I would greatly appreciate your help stopping the Drug Recovery Center from taking location near my children's school, Dorothy Fox Elementary. My children walk to school by themselves and are at an age they can play outside by themselves. It would not be safe for them to do this when there can be criminals near the school. I agree, treatment is needed to help people affected by addiction. Having it so close to a school is not safe to do. Please don't put out children at risk. We moved to Camas for the safe community and good schools. Having this facility so close to our home would make our family want to move. Thank you for your time.

Sarah Yabui
2543 NW Cascade St
Camas, WA

Sent from my iPhone

From: Greg Anderson
Sent: Tuesday, March 16, 2021 1:16 PM
To: Sarah Fox
Subject: Fw: Discover Recovery police logs
Attachments: DiscoverRecoveryPoliceLog.pdf

FYI-the record

From: Sylvia Plath <camascitizen@gmail.com>
Sent: Tuesday, March 16, 2021 11:11 AM
To: Greg Anderson; Ellen Burton; Bonnie Carter; Don Chaney; Steve Hogan; Shannon Roberts; Melissa Smith
Subject: Discover Recovery police logs

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City Councilors - I know that you cannot make any decisions, but you represent this city and I thought you should see the police logs pulled for Discover Recovery's other center.

I heard that the police logged more calls when it was assisted living - probably for things like dementia patients and assistance.

I bet it wasn't for individuals outside cutting themselves with scissors or patients breaking furniture yelling "take me to jail" or patients leaving the facility with 3 arrest warrants...

specifically pages 9, 12,13,14,17, 18 of the attached report.

Date	1/25/2018
Time In	1525
Time Out	1530
Location	800 N Washington - LB Retirement (old)
Officer	LO
Town	LB
Call Number	18 - 0455
Activity	Suspicious Circumstances
Search	
Description	<p>A concerned citizen called to inquire about the old Long Beach Retirement, she said she heard that the property sales was about to close the deal and that they were going to open a Men's only rehab center. She is concerned since she lives directly across the street, she said she wanted to speak with Flint about it too. I told her to call Flint back on Monday, and referred her to city hall regarding licensing issues etc. She said she would do both and thanked me for my help.</p>

Date	5/16/2018
Time In	2212
Time Out	2221
Location	800 block of Washington Ave N.
Officer	MP
Town	LB
Call Number	18 - 2606
Activity	Traffic Warning
Search	
Description	Stopped Marilyn L. Mobley (DOB: 01/01/66) for no license plate light. 10 day courtesy notice issued for no insurance.

Date	8/28/2018
Time In	2309
Time Out	2319
Location	800 Washington Ave N.
Officer	MP/1P8/JC/WSP 385
Town	LB
Call Number	18 - 4552
Activity	Traffic Citation
Search	
Description	<p>Stopped Kimberly N. Bowers (DOB: 02/19/63) for erratic driving.</p> <p>Cite# C - 09162 for failure to transfer title within 45 days.</p> <p>Case# 18 - 0182</p> <p>Verbal warnings for the following:</p> <p>Speeding</p> <p>Failing to stop for a stop sign</p> <p>Registration expired in June</p> <p>No proof of insurance</p> <p>Failure to notify DOL of address change</p> <p>Inoperable license plate light</p>

Date	9/13/2018
Time In	2241
Time Out	2300
Location	800 Washington Ave S.
Officer	MP/JL
Town	LB
Call Number	18 - 4911
Activity	Alarm
Search	
Description	Dispatched to an audible alarm in the area listed above. ATL, UTL.

Date	12/18/2018
Time In	1500
Time Out	1537
Location	800 Washington Ave. North / Discovery Recovery.
Officer	TM
Town	LB
Call Number	18 - 6936
Activity	Harassment
Search	
Description	<p>Adamson Ryan M. (DOB:10/31/91) calling dispatch reporting his estranged girl friend Linda Henry hacking into his Facebook account, changing the passwords and contacting his father and family violating a DV No Contact Order her had against her. Dispatch checked the order # 2018-30-DV and it had not been severed yet. Contacted Adamson and informed him that his order needed to be served before it was valid. Also he informed me that Henry was doing this from Multnomah County Oregon. Told him in the future, he would need to contact them. He said he understood.</p>

Date	12/21/2018
Time In	1242
Time Out	1255
Location	800 Washington Ave N.
Officer	JC
Town	LB
Call Number	18 - 6976
Activity	Harassment
Search	
Description	<p>Ryan M. Adamson (10-31-91) wanted to report his ex girlfriend messaging him on his Facebook account again. Advised him he needed to call Multnomah County and he said he did and they told him to call us. Checked the status of services of the order which still does not show it has been served but Adamson said he was told that it has been.</p>

Date	3/17/2019
Time In	2030
Time Out	2040
Location	800 Washington Avenue N
Officer	CM
Town	LB
Call Number	19 - 1826
Activity	Fire Call
Search	
Description	Fire alarm activation. Turned out to be a false trip.

Date	3/22/2019
Time In	0900
Time Out	0910
Location	800 Washington Ave N
Officer	JL
Town	LB
Call Number	19 - 1941
Activity	Malicious Mischief
Search	
Description	Anna T. Allenback reported that between the hours of 0600-0700 someone keyed the rear passenger side of her Dodge Dakota (WA/C13871F). Allenback said her vehicle was the only one in the parking lot of her work when she believed it was damaged. Allenback didn't want to be the victim of a crime but wanted a log entry for insurance purposes.

Date	5/26/2019
Time In	1747
Time Out	1811
Location	800 Washington Ave N.
Officer	MP
Town	LB
Call Number	19 - 3506
Activity	Disturbance
Search	
Description	<p>Dispatched to a report of a suicidal man with a pair of scissors. He was reported to be cutting himself.</p> <p>Arrived and contacted Gary M. Brown (DOB: 09/26/92) who was upset, but not suicidal. He sometimes hurts himself to simulate the rush of heroin. (which is why he is at 800 Washington Ave N.)</p> <p>He was very cooperative and went with Medix willingly to OBH. Call transferred to 3L2 once Gary was on his way to OBH.</p>

Date	8/18/2019
Time In	1707
Time Out	1711
Location	800 block of Washington Ave N.
Officer	MP
Town	LB
Call Number	19 - 5692
Activity	Traffic Warning
Search	
Description	Stopped Ralph T. Carper (DOB: 07/20/65) for speeding. Verbal warning.

Date	9/1/2019
Time In	1626
Time Out	1629
Location	800 block of Washington Ave S.
Officer	MP
Town	LB
Call Number	19 - 6086
Activity	Traffic Warning
Search	
Description	<p>Had an earlier conversation with a driver regarding using a cell and driving. At the above time and location, I saw the same driver doing it again.</p> <p>Stopped Michael J. Meriwether (DOB: 12/12/67) for talking on his cell while driving. As the first contact was not "official", he's now been verbally warned. Officially.</p>

Date	1/2/2020
Time In	1040
Time Out	1101
Location	Discovery Recovery
Officer	FRW
Town	LB
Call Number	20 - 0020
Activity	Welfare Check
Search	
Description	<p>Called by the above rehab facility. The female I was dealing with on my last call, Michelle L. Hutchins, had left. She did not have to be there but they asked for a welfare check. I found her at 16th North SR 103. She was not suicidal or threat to others and did not want any help from Willipa. I told her that she had 3 warrants and if we dealt with her she would go to jail.</p>

Date	1/21/2020
Time In	1030
Time Out	1100
Location	800 North Washington
Officer	FRW
Town	LB
Call Number	20 - 0416
Activity	Aid Call
Search	
Description	Report of a male subject having a breakdown at the rehab center. Made contact with Taylor J. Hulburt, 11-01-94. Called Mobile Crises and they came and he agreed to go to OBH. I gave him a ride there. He was not suicidal or a threat to himself. 3L4 on scene.

Date	1/28/2020
Time In	1655
Time Out	1700
Location	800 Washington Avenue N - Discovery Recovery
Officer	LO
Town	LB
Call Number	20 - 0558
Activity	Follow Up
Search	
Description	<p>Partial owner of above facility Thomas Feldman (ph [REDACTED]) wanted to thank LBPD for all the hard work they do, he found out that one of their ex-patients broke into a neighbors shed and he wanted to pay for the victim's loss. He wanted to let us know that they are not taking this lightly and feel bad for victims of their patients. He wanted to know how they can support LBPD and LBPD's efforts, if there was anyway to volunteer or "Show" their support to the police for all of their efforts with these suspects. He wants to keep the line of communication open with us and wanted us to have his phone number in case we have any problems with patients that have left the facility and went on to be a problem in this nice little community. He said he will be giving Flint a call to talk to him about any way he can curb problems for the future and a plan of prevention.</p>

Date	4/2/2020
Time In	1808
Time Out	1819
Location	Discovery Recovery
Officer	ME
Town	LB
Call Number	20 - 1921
Activity	Animal Complaint
Search	
Description	<p>Found dog. I brought the Yorkie mix to Humane Society. No Collar but had a harness with a small leash attached. Pup was turned over to worker at kennels.</p>

Date	7/1/2020
Time In	0930
Time Out	0945
Location	Discovery Recovery
Officer	FRW
Town	LB
Call Number	20 - 3962
Activity	Fire Call
Search	
Description	Assisted with a fire alarm for an electrical fire.

Date	10/7/2020
Time In	2127
Time Out	2239
Location	Discover Recovery - 800 Washington Avenue N
Officer	EC
Town	LB
Call Number	20 - 6088
Activity	Welfare Check
Search	
Description	<p>Discover Recovery requested a welfare check on voluntary patient, Mira A. House (DOB: 9-9-2000)(1 Jefferson Parkway Apt #71 Lake Oswego OR 97035 (503)541-9864) who walked away from the facility after consuming alcoholic beverages today. I conducted a check of the area and contacted the RP. I was advised that House was last seen in the area of 11th Street NE. I contacted a subject standing in front of the residence at 200 11th Street NE and was advised that House was inside and obviously intoxicated. A few minutes later, House exited the residence along with Melonie N. Story (DOB: 11-10-1978). House was obviously intoxicated and was having difficulty walking. Story assisted me with escorting House to my patrol vehicle. I transported House back to Discover Recovery. Upon arrival, I released House back into the treatment center's care. While I was still on-scene, House attempted to depart on foot again and was detained by the treatment center medical staff. House then laid down on the ground and appeared to pass out. I requested medical aid to the scene. While waiting for aid to arrive on-scene, House sat up and stated she wanted to remain at Discover Recovery. House provided a PBT sample resulting in a .198 BAC. House then walked back into the treatment center. An Oregon DOL and WACIC/NCIC check was conducted on House. I cleared and parked in front of the Long Beach Fire Department. A short time later, House ran from the treatment center again and fell down after running into a tree across from LBFD. House admitted to drinking alcohol today, smoking marijuana, and possibly smoking crack. House claimed she was a previous victim of sex trafficking. House was detained per ITA, medically restrained, and transported by ambulance to OBH. I responded and remained at OBH until ER staff advised they no longer needed police assistance.</p>

Date	10/12/2020
Time In	1807
Time Out	2004
Location	800 Washington; Discovery Recovery
Officer	ME
Town	LB
Call Number	20 - 6171
Activity	Malicious Mischief
Search	
Description	<p>Zaidi, Courtney B. from previous log was breaking things in her room and walking around the facility. RP stated that she pushed him as well. RP did not want Mal Misch or Assault charges pressed.</p> <p>I made contact with Zaidi who kept stating "just take me to jail," "What do I have to do for you to take me to jail?" Zaidi went back into her room and started breaking the dressers and I ITA'd her for Danger to Property. I stayed at OBH since Courtney kept cussing at the ER staff and kept trying walk around the facility. I stayed until her family decided to take her back to the treatment center since MHP stated they would not evaluate her until she was sober.</p>

Joe Turner: Sarah Fox

When I heard that Fairgate Estates might become a rehab/detox facility, I was open-minded. I thought that the Rehab Industry was well-regulated and medically-based. I was wrong. Featured last month on NPR <https://www.npr.org/2021/02/15/963700736/as-addiction-deaths-surge-profit-driven-rehab-industry-faces-severe-ethical-crisis> was an article detailing abuses within this system. These lines caught my attention:

"The federal government, meanwhile, plays little role setting or enforcing professional or medical guidelines for residential addiction care. Many rehab programs are "accredited" by private companies that review their operations in exchange for a fee.... The addiction treatment industry is really suffering from a lack of standards," said Dr. Paul Earley, president of the American Society of Addiction Medicine."

That led me to the NAATP, one of the only regulatory bodies for the addiction industry, and the first logo that Discover Recovery had listed on their website. They were not a member. Confused, I called the NAATP and found out that Discover Recovery's membership had lapsed last September, over 6 months earlier.

In the time since then, my eyes have been opened to the utter chaos that is the Rehab Industry. How it is impossible to tell good facilities from bad actors. How hard people work to get into treatment. How a community does not know what happens behind closed doors. Then I asked: **should this business be sharing a fence with my child's elementary school?**

I found other neighbors that also were doing research. We pulled together items we found and it gave us great pause. Some of those things I believe directly relate to the code.

18.43.050. A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

8.06.020 Neighborhood Preservation: Purpose and Scope

The purpose of this chapter is to promote the health, safety and welfare of the citizens of Camas, Washington, and to protect neighborhoods against hazards, blighting, and deteriorating influences or conditions that have a negative impact on families; encourage social disorder and crime; and decrease area property values, by establishing minimum standards for the maintenance of all residential and nonresidential buildings and structures, and vacant and improved land.

- Study concerning rehabilitation centers neighborhood safety by the Johns Hopkins Bloomberg School of Public Health <https://www.jhsph.edu/news/news-releases/2016/violent-crime-lower-near-drug-treatment-centers-than-other-commercial-areas.html> equates the occurrence of violent crime surrounding a rehab center to that of crimes which typically occur near liquor/corner stores. Replacing an elderly assisted living facility with a level of crime associated with liquor stores is a net increase in crime.

- According to Long Beach police logs obtained by neighbors, several disturbing incidences have occurred at Discover Recovery's Long Beach location SEE EXHIBIT A:

"5/26/2019 - Dispatched to a report of a suicidal man with a pair of scissors. He was reported to be cutting himself...was upset but not suicidal. He sometimes hurts himself to simulate the rush of heroin."

"1/20/2020 - The female I was dealing with on my last call XXXXX XXXXX, had left. She did not have to be there but they asked for a welfare check. I found her at 16th North SR 103...I told her she had 3 warrants and if we dealt with her she would go to jail."

"1/21/2020 - Report of a male subject having a breakdown at the rehab center."

"1/28/2020 - Partial owner of the above facility Thomas Feldman wanted to thank LBPd for all the hard work they do, he found out that one of their ex-patients broke into a neighbors shed and he wanted to pay for the victims loss."

"10/7/2020 - Discover Recovery requested a welfare check on voluntary patient...who walked away from the facility after consuming alcoholic beverages today...was obviously intoxicated and was having difficulty walking....I transported XXX back to Discover Recovery...While I was still on-scene, XXX attempted to depart on foot again and was detained by the treatment center medical staff. XXX then laid down on the ground and appeared to pass out....A short time later, XXX ran from the treatment center again....admitted to drinking alcohol today, smoking marijuana, and possibly smoking crack."

"10/12/2020 - breaking things in her room and walking around the facility. RP stated that she pushed him as well....kept stating "just take me to jail," "What do I have to do for you to take me to jail?"....started breaking the dressers....cussing at the ER staff and kept trying to walk around the facility."

Should this business be sharing a fence with my child's elementary school?

12.32.145 - Personal conduct. Engage in any violent, abusive, loud, vulgar, obscene or otherwise disorderly conduct, or to disturb or annoy park patrons in any park.

9.32.050 - Public disturbance noises 2. The making of any loud or raucous sound within one thousand feet of any school, hospital, sanitarium, nursing or convalescent facility, which unreasonably interferes with the use of such facility, or with the peace, comfort or repose of persons therein.

- In addition to the Police Reports illustrating multiple disturbances previously mentioned. Letters from neighbors at the Long Beach facility speak to loud noises day and night. SEE EXHIBIT B

"Their clients will play outside on the road in front of our driveway and even if they aren't playing in front of our driveways, they are very loud, and profanity can be often heard. Their outside hours also happen late at night, the traffic doesn't slow down at night either. There is language used by their clients that we prefer our children not hear so we try to limit our children's outside time to our backyard." "there is loud talking outside/playing ball on the streets at times with yelling but mostly profanity in our once quiet neighborhood which has several young children and a park"

Should this business be sharing a fence with my child's elementary school? The neighborhood park?

8.06.020 by establishing minimum standards for the maintenance of all residential and nonresidential buildings and structures, and vacant and improved land.

- According to several letters from Long Beach location, we have concerns of a history of Absentee Landlords and proper building maintenance: SEE EXHIBIT C
 - "The building appears to be unhealthy for anyone to live in. There are 6 pumps on the roof to help maintain the water level on the roof. I have heard staff talking about leaks in the building where leaks have not been before and they covered the black mold with many gallons of Kilz paint."
 - "We were promised many things...a full fence around the building 8/10 ft, building facelift, strictly male attendance, no court appointed clients, windows would have a special covering for privacy and a tight lid on noise control. So forward a year and upon looking at the building, traffic has increased, there is no fence up for neighbors privacy or clients, the poor buildings roof is leaking something fierce"
 - "the fence should have been a top priority, patients stare over when they are out there and it makes me uncomfortable"
 - Looking at the photos of the exterior of Long Beach facility I question the ability of the new owners to maintain Fairgate Estates to the state that is required of the Camas code. If they have money to purchase Fairgate Estates, why does the Long Beach facility look so haphazard? Landscaping? Junk on the front sideyard visible from the street? Clearly the facility in Long Beach would not be up to code if placed in the current Fairgate Estates location.
-

Bad Faith?

- Neighbors at their Long Beach facility were promised many things, as is being promised to the Camas community. Several neighbors in Long Beach discussed their dissatisfaction after living next to the facility for two years. Concerns included:
- Neighbors at the Long Beach learned about Discover Recovery's attempts to expand by purchasing wetlands behind their facility for expansion only after reading about it in the local paper.
- After learning about the possible expansion, several wrote letters to the city (attached) that
- "this business has filled the street with unwanted commotion"
- they were promised "firstly a neighborhood meeting, a full fence around the building 8/10 ft, building facelift, strictly male attendance, no court appointed clients, windows would have a special covering for privacy and a tight lid on noise control. So forward a year and upon looking at the building, traffic has increased, there is no fence up for neighbors privacy or clients, the poor buildings roof is leaking something fierce"
- "We have never had the neighborhood meeting promised to work with the center to be a good neighbor."
- "Since the rehab has opened I have experience people living at Discover Recovery running thru my yard since the fence that was promised has never been completed."
- The fence was finally completed two years after the promise date of opening. Discover Recovery has yet to put up privacy film on their windows or upgrade the look of the building. They put in a new roof that is now leaking as neighbors say.

Is Discover Recovery a Convalescent Home?

In their application, Discover Recovery defines Convalescent home on page 5 of their application using the Webster's dictionary definition as

"'convalescent' means 'recovering from sickness or debility: partially restored to health or strength.'"¹ Further, the ordinary meaning of "convalesce" means "recovering from sickness or debility."² In sum, the goal of a convalescent home is to simply get a patient well enough to return home.

Specifically, Applicant will provide care and treatment services for up to 15 individuals seeking to recover from the abuse of drugs, alcohol, and other substances. Applicant's care and treatment services **do not include surgical, obstetrical, or acute illness services**. Rather, Applicant focuses on providing a therapeutically planned living and rehabilitative intervention environment for the treatment of individuals. As such, Applicant will provide services to support the needs of individuals struggling with substance abuse disorders. Accordingly, the proposed use is characterized as a "convalescent home" consistent with City code."

- However the services that Discover Recovery lists on their website <https://discoverrecovery.com/programs/medical-detox-program/> are rehabilitation AND detoxification from substances. A definition of Detoxification can be found at the National Center for Biotechnology Information (NCBI) <https://www.ncbi.nlm.nih.gov/books/NBK64119/>

"Detoxification is a set of interventions aimed at managing **acute intoxication and withdrawal**. Supervised detoxification may prevent potentially life-threatening complications that might appear if the patient was left untreated."

Medical Detoxing is Acute Care

According to the World Health Organization <https://www.who.int/bulletin/volumes/91/5/12-112664/en/>

Acute care is defined as "Acute care must also be clearly defined. Standard medical definitions for acuity emphasize the singular attribute of time pressure. Acute services therefore include all promotive, preventive, curative, rehabilitative or palliative actions, whether oriented towards individuals or populations, whose primary purpose is to improve health and **whose effectiveness largely depends on time-sensitive and, frequently, rapid intervention....** The term acute care encompasses a range of clinical health-care functions, including emergency medicine, trauma care, pre-hospital emergency care, acute care surgery, critical care, urgent care and short-term inpatient stabilization"

- The detoxification services rendered at Discover Recovery are not in fact Chronic or Sub/Acute, but Acute in nature and therefore do not qualify as a Convalescent Home under current zoning codes. Screengrabs from Discover Recovery's own website show the seriousness and time-sensitive nature of their services:

What Happens at a Drug Detox Center?

Addiction treatment in Washington typically starts with a detox program, which is customized to each patient's unique needs. In most cases, three steps are performed during detoxification:

Health care providers at a drug detox center evaluate the client and obtain a thorough medical and drug use history. They perform a physical exam and order lab investigations. This is essential for treatment planning.

The next step in a Washington detox program is the withdrawal phase. The clinical team at Discover Recovery uses a variety of medications to stabilize the patient, ease withdrawal symptoms, and reduce cravings during this phase of detox.

The third step in affordable detox rehab is providing clients with the psychological support they need to prepare for lasting recovery.

Inpatient rehab is essential to ensure safe withdrawal from drugs and alcohol. At Discover Recovery, we provide 24x7 supervision for people undergoing detoxification. This is important to identify and treat any medical complications that arise during detox. Without this intensive medical management, clients are at risk of dangerous, even life-threatening complications. The staff at Discover Recovery Treatment Center are supportive, non-judgmental, and culturally sensitive. Their considerable experience in drug detox goes a long way in giving clients the best chance of sustainable recovery.

How Long Does Detox Take?

The duration of addiction treatment in Washington, specifically detox, depends on several factors, including the type of drug used, the severity of the addiction, and the method of use (injecting, smoking, snorting, swallowing). Moreover, each client is unique. How long it takes someone to come off drugs or alcohol depends on their genetic makeup, coexisting health conditions, mental illnesses, and psychosocial background.

Detox programs at Discover Recovery typically last a week. Withdrawal symptoms and detox programs for various drugs usually last for:

- Alcohol: 2-10 days
- Opioids (prescription pain pills and heroin): 4-10 days
- Benzodiazepines (Xanax and Valium): 2-6 weeks
- Stimulants (cocaine): 3-5 days

Are There Any Affordable Detox Rehab Programs?

Quitting drugs and alcohol without any supervision or monitoring can be dangerous. Complications during withdrawal can be life-threatening, even fatal. For instance, a severe form of alcohol withdrawal known as delirium tremens can lead to coma and death.

If cost is a factor and you are looking for affordable detox rehab programs, you could consider a social detox. This typically consists of room and board and non-medical supervision and support while you quit using drugs or alcohol. If any medical care is required during your social detox, you will have to obtain it through your local urgent care center or emergency department.

Social detox occasionally works for some people, but it is not as effective as detox and addiction treatment in Washington at a professional facility. However, for some individuals who have no health insurance or very limited resources, it is the only viable option for affordable detox rehab and is better than no treatment at all.

Benefits of Treatment at a Washington Detox Facility

During detoxification at Discover Recovery, a top-rated drug detox center in Washington, a highly experienced and compassionate clinical team provides round-the-clock support and medical care. Healthcare providers prescribe a range of medications to ease your withdrawal symptoms and reduce drug cravings.

For instance, clients experiencing alcohol withdrawal often suffer from agitation, delirium, and seizures. During a Washington detox medically-supervised program, such clients can be prescribed benzodiazepines to manage these symptoms.

Delirium Tremens (DTs)

Delirium tremens (DTs) is a severe, intense complication of alcohol withdrawal that is characterized by confusion, hallucinations, and disorientation which typically appear 2-4 days after the last drink. Other symptoms commonly seen in patients with DTs include agitation, tremor, and large increases in blood pressure, pulse, and breathing rate.

DTs are a serious complication of alcohol addiction and must be treated by a medical team at detox centers in Oregon and Washington. This complication typically occurs in heavy drinkers who have been drinking excessively for many years. The condition is fatal in 5% of people. However, the risk of death can be reduced with medication management and medical support during alcohol detox. Risk factors for DTs include:

- Severe alcohol dependence with prior withdrawal episodes
- Heavy drinking with high BAC (blood alcohol concentration)
- Long duration of alcoholism
- Prior detoxifications
- Past episodes of seizures or DTs
- Concurrent acute illness
- Intense alcohol cravings
- Older age
- Concomitant use of other drugs with alcohol
- Severe withdrawal symptoms at the time of starting treatment at an alcohol detox in Washington State

If you or a loved one has any of these risk factors, it's important to seek treatment at a leading detox center in Washington. Discover Recovery is staffed by a multidisciplinary team of board-certified physicians and registered nurses with extensive experience in managing complicated alcohol detox.

Medications Used at Alcohol Detox Centers

Detox centers in Oregon and Washington use many medications to manage and ease alcohol withdrawal symptoms like anxiety, insomnia, nausea, and headaches. The staff make withdrawal as comfortable as possible, and thereby reduce the risk of relapse. Also, prescription medications such as benzodiazepines (sedatives) are used to reduce the impact of withdrawal from alcohol and treat symptoms like irritability, panic, anxiety, headaches, tremors, and seizures.

Alcoholics often have electrolyte disturbances (deficiency of sodium, phosphate, magnesium). Electrolytes play a major role in metabolism, and their deficiency can lead to severe, even life-threatening metabolic abnormalities during alcohol detox. Therefore, treating electrolyte disturbances is essential to prevent complications during alcohol withdrawal.

At the time of intake at Discover Recovery detox center in Washington, we evaluate the patient's health status and identify any medical disorders that are present along with alcoholism and that could worsen the symptoms of alcohol withdrawal. The medical team then provides supportive care and treatment for these disorders.

Treating More Than Addiction

While in the Residential Program, clients work with our staff to identify and address the challenges in life beyond substance abuse. Through a number of *evidence-based practices*, we help clients overcome complex issues, including:

- Disorientation
- Hallucinations
- Seizures
- Death
- Confusion
- Inhibited mental status
- Respiratory failure

Our Residential Program is a premiere behavioral health and addiction treatment program that addresses the mind, body, and spirit. Starting with the primary addiction and expanding to a wide variety of other issues, Discover Recovery helps each client develop a workable, actionable recovery plan. Throughout this process, the client learns the skills, acquires the tools, and receives the support needed to make that plan a reality.

Let our caring team help you experience lasting recovery and build a fulfilling life.

Alcohol's Many Effects

Out of all the mind-altering substances, alcohol is one of the most harmful and damaging to the human body. Society encourages the idea that alcohol is a "lesser demon" because it's legal. But this isn't true. Nobody should take alcoholism lightly. Alcohol abuse is a serious problem with serious effects.

Chronic alcohol abusers experience dozens of dangerous symptoms, many of which the general public aren't aware of. This article will explore some of those symptoms as well as what to do if you're experiencing any of them.

Physical Dependence

In the beginning of an alcoholic's drinking career, severe health consequences probably haven't arisen yet. But one of first consequences to happen will be physical dependence. Like heroin and other opiates, alcohol is physically addictive. The body becomes dependent on it and becomes violently ill without it. However, unlike heroin, the withdrawal from alcohol is deadly. This means that without supervised medical care, one can experience seizures, hallucinations, and death.

Physical Deterioration

But the problems don't only come from withdrawals. There's other physical complications that occur with heavy alcohol consumption. Many of these effects manifest over time as the person continues to abuse alcohol. Fortunately, when someone stops drinking, a lot of the physical problems will improve.

For these reasons and many more, I am very concerned about the precedent being set allowing this permit to move forward. How far will the pendulum swing from **residence to bed and breakfast to assisted living to rehab/detox**? How far from the original zoning is allowed to happen?

I ask again - **should this business be sharing a fence with my child's elementary school?**

The more I've learned about this industry the more I am committed that Camas should have it's own facility. Staffed by top-notch medical professionals on-site, licensed both addiction medicine and mental health. It should treat our local citizens, not just high-end clients from out of area. And the location should be determined by the city, not a highly profitable, unregulated industry run rampant with abuse, run by out-of-town owners. If Discover Recovery truly wants to help Camas, they should have no problem with the city finding them an appropriate location. Anything else, in my opinion, is using Camas as a marketing piece to line their pockets to our detriment.

Please see the following pages for Exhibits A, B and C.

Sincerely,
Heather Gulling
Camas resident since 2013

EXHIBIT A

Date	5/26/2019
Time In	1747
Time Out	1811
Location	800 Washington Ave N.
Officer	MP
Town	LB
Call Number	19 - 3506
Activity	Disturbance
Search	
Description	<p>Dispatched to a report of a suicidal man with a pair of scissors. He was reported to be cutting himself.</p> <p>Arrived and contacted [REDACTED] who was upset, but not suicidal. He sometimes hurts himself to simulate the rush of heroin. (which is why he is at 800 Washington Ave N.)</p> <p>He was very cooperative and went with Medix willingly to OBH. Call transferred to 3L2 once [REDACTED] was on his way to OBH.</p>

Date	1/2/2020
Time In	1040
Time Out	1101
Location	Discovery Recovery
Officer	FRW
Town	LB
Call Number	20 - 0020
Activity	Welfare Check
Search	
Description	<p>Called by the above rehab facility. The female I was dealing with on my last call, [REDACTED] had left. She did not have to be there but they asked for a welfare check. I found her at 16th North SR 103. She was not suicidal or threat to others and did not want any help from Willipa. I told her that she had 3 warrants and if we dealt with her she would go to jail.</p>

EXHIBIT A (CONT)

Date	1/21/2020
Time In	1030
Time Out	1100
Location	800 North Washington
Officer	FRW
Town	LB
Call Number	20 - 0416
Activity	Aid Call
Search	
Description	Report of a male subject having a breakdown at the rehab center. Made contact with [REDACTED] Called Mobile Crises and they came and he agreed to go to OBH. I gave him a ride there. He was not suicidal or a threat to himself. 3L4 on scene.

Date	1/28/2020
Time In	1655
Time Out	1700
Location	800 Washington Avenue N - Discovery Recovery
Officer	LO
Town	LB
Call Number	20 - 0558
Activity	Follow Up
Search	
Description	Partial owner of above facility Thomas Feldman (ph [REDACTED]) wanted to thank LBPd for all the hard work they do, he found out that one of their ex-patients broke into a neighbors shed and he wanted to pay for the victim's loss. He wanted to let us know that they are not taking this lightly and feel bad for victims of their patients. He wanted to know how they can support LBPd and LBPd's efforts, if there was anyway to volunteer or "Show" their support to the police for all of their efforts with these suspects. He wants to keep the line of communication open with us and wanted us to have his phone number in case we have any problems with patients that have left the facility and went on to be a problem in this nice little community. He said he will be giving Flint a call to talk to him about any way he can curb problems for the future and a plan of prevention.

EXHIBIT A (CONT)

116

Date	10/7/2020
Time In	2127
Time Out	2239
Location	Discover Recovery - 800 Washington Avenue N
Officer	EC
Town	LB
Call Number	20 - 6088
Activity	Welfare Check
Search	
Description	<p>Discover Recovery requested a welfare check on voluntary patient, [REDACTED]. [REDACTED] walked away from the facility after consuming alcoholic beverages today. I conducted a check of the area and contacted the RP. I was advised that [REDACTED] was last seen in the area of 11th Street NE. I contacted a subject standing in front of the residence at [REDACTED] 11th Street NE and was advised that [REDACTED] was inside and obviously intoxicated. A few minutes later, [REDACTED] exited the residence along with [REDACTED]. [REDACTED] was obviously intoxicated and was having difficulty walking. [REDACTED] assisted me with escorting House to my patrol vehicle. I transported House back to Discover Recovery. Upon arrival, I released [REDACTED] back into the treatment center's care. While I was still on-scene, [REDACTED] attempted to depart on foot again and was detained by the treatment center medical staff. [REDACTED] then laid down on the ground and appeared to pass out. I requested medical aid to the scene. While waiting for aid to arrive on-scene, House sat up and stated she wanted to remain at Discover Recovery. [REDACTED] provided a PBT sample resulting in a .198 BAC. [REDACTED] then walked back into the treatment center. An Oregon DOL and WACIC/NCIC check was conducted on [REDACTED]. I cleared and parked in front of the Long Beach Fire Department. A short time later, [REDACTED] ran from the treatment center again and fell down after running into a tree across from LBFD. [REDACTED] admitted to drinking alcohol today, smoking marijuana, and possibly smoking crack. [REDACTED] claimed she was a previous victim of sex trafficking. [REDACTED] was detained per ITA, medically restrained, and transported by ambulance to OBH. I responded and remained at OBH until ER staff advised they no longer needed police assistance.</p>

Date	10/12/2020
Time In	1807
Time Out	2004
Location	800 Washington; Discovery Recovery
Officer	ME
Town	LB
Call Number	20 - 6171
Activity	Malicious Mischief
Search	
Description	<p>[REDACTED] from previous log was breaking things in her room and walking around the facility. RP stated that she pushed him as well. RP did not want [REDACTED] or Assault charges pressed. I made contact with [REDACTED] who kept stating "just take me to jail," "What do I have to do for you to take me to jail?" [REDACTED] went back into her room and started breaking the dressers and I ITA'd her for Danger to Property. I stayed at OBH since [REDACTED] kept cussing at the ER staff and kept trying walk around the facility. I stayed until her family decided to take her back to the treatment center since MHP stated they would not evaluate her until she was sober.</p>

EXHIBIT B

RE: Discover Recovery

Dear City of Long Beach,

Through reading an article in the Chinook Observer we found out about the proposed expansion of Discover Recovery. We are currently the homeowners [REDACTED] in front of this business. [REDACTED]. When we moved here it was a very quiet road where there was very slim to none foot traffic, traffic, commotion, and noise. We chose to move forward with buying [REDACTED] from the previous owners because of the location, as we live in [REDACTED]

We are unable to attend tonight's meeting regarding the proposed lot in question at the end of 8th Street Northeast as we are out of town. However, we would still like to voice our concerns regarding this matter. This new business has filled the street with unwanted commotion. There is no fence up for our privacy or their client's privacy when they are outside. Their clients will play outside on the road in front of our driveway and even if they aren't playing in front of our driveways, they are very loud, and profanity can be often heard. Their outside hours also happen late at night, the traffic doesn't slow down at night either. There is language used by their clients that we prefer our children not hear so we try to limit our children's outside time to our backyard. All the smoke breaks always cause smoke to smell strongly on our lot due to the number of smokers at one time. In the summer, this gets particularly bad and will drift into the home while windows are open. Our neighbor has a camera and, on several occasions, has caught client's in her yard. The reason, I am not sure, and even if it was to gather a ball, they should not be in our lot. Last Monday, one of our renter's noticed one of the clients wander to our driveway and then saw them deliberately walk up to our renter's trash can to place a bag of garbage in the trash can. We just found out who to voice our concerns to at Discover Recovery and will be contacting them to request this not happen again. These are now out of our control, but therefore we hope that there will be no expansion. Since we have moved here, we see deer, eagles, birds and bears in our area and know that a bear resides very near to, if not in, the lot in question. This same bear (and family) have also been more active in our area since they moved in. They even had to build a shed to house their trash can as their trash can would always be opened and trash spread by the bear. Although they have since fixed this "problem" it took a long time. For us having a bear is not a nuisance but rather a reflection of the beautiful area that we live in. We take precautions with our garbage to avoid this from happening.

We are very concerned that Discover Recovery could possibly be buying this lot and expanding their recreational area. To us this means that the noise, people, and smoke would only be moved even closer to our home and the wildlife's home. Please consider our concerns when making your decision. This is not a matter of not agreeing with business's such as Discover Recovery, we believe they are very necessary and grateful such places exist, but we also strongly believe that this should be a more controlled outside/surrounding setting for their clients as well as neighbors which is not what we have experienced thus far.

Sincerely,

To City of Long Beach:

This letter is in response to the possible sale of land on 8th ST N, by the city of Long Beach.

When the neighborhood learned of the sale of the nursing home we were told the new owner (Discovery Recovery) would be working with the neighbors. We have never had the neighborhood meeting promised to work with the owner to be a good neighbor.

When I purchased my home on 8th ST one of the things I loved about it was the quiet neighborhood and the respect all the neighbors have for everyone. We have enjoyed having the deer, bear, beaver and other animals stroll thru the yard along with the numerous varieties of birds that visit. Will this continue?

Since the rehab has opened I have experience people living at Discovery Recovery running thru my yard since the fence that was promised has never been completed. Some of the fence installed has blown over during wind storms. It is now leaning into our yard. The neighborhood has experience people yelling, throwing items, garbage not contained and dragged into yards, clients going thru neighbors yards and have been seen on camera. Traffic has increased in the area. People have been observed climbing in and out of windows. It has been my understanding that the most clients so far at the facility have been 20, with a license for 40. I can only expect more issues to occur.

The land proposed for sale would double the land the rehab already currently uses. The building appears to be unhealthy for anyone to live in. There are 6 pumps on the roof to help maintain the water level on the roof. I have heard staff talking about leaks in the building where leaks have not been before and they covered the black mold with many gallons of Kilz paint.

It is my understanding the land proposed to purchase is wet land. Therefore, is the plan to build it up to only build a lawn for outside activity or to later use it to build a new center? If by making any changes to the current wetland will this cause extra water issues on the land around it?

There are concerns over this possible sale:

1. Increase noise level (people yelling, swearing, ball bouncing)
2. Increased traffic and traffic noise.
3. Poor maintenance.
4. Land value decrease.
5. Disrespect for neighbor's property.
6. The animals that call the wet land area home.

With all these concerns would you welcome this in your neighborhood?

Thank you for your attention to this matter.

Re-typed due to low resolution.

To City of Long Beach:

This letter is in response to the possible sale of land on 8th ST N, by the city of Long Beach.

When the neighborhood learned of the sale of the nursing home we were told the new owner (Discover Recovery) would be working with the neighbors. We have never had the neighborhood meeting promised to work with the center to be a good neighbor.

When I purchased my home on 8th ST one of the things I loved about it was the quiet neighborhood and the respect all of the neighbors have for everyone. We have enjoyed having the deer, bear, beaver and other animals stroll thru the yard along with numerous varieties of birds that visit. Will this continue?

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There are concerns of this possible sale:

1. Increase noise level (people yelling, swearing, ball bouncing)
2. Increased traffic and traffic noise
3. Poor maintenance
4. Land value decrease
5. Disrespect for neighbor's property
6. The animals that call the wet land area home.

With all these concerns would you welcome this in your neighborhood?

Thank you for your attention to this matter.

2/17/2020

City of Long Beach,

I am unable to attend tonight's meeting regarding the proposed lot in question at the end of 8th North. I have been a homeowner on the end there for the past 19 years and think it is important to voice my concerns regarding the expansion of Discover Recovery. We had no choice in the matter of them coming into the neighborhood but we should have a say in this expansion as it will effect the neighborhood greatly.

We were promised many things by Milt Parham who was the building director at that time before the doors were to open at this facility, firstly a neighborhood meeting, a full fence around the building 8/10 ft, building facelift, strictly male attendance, no court appointed clients, windows would have a special covering for privacy and a tight lid on noise control. So forward a year and upon looking at the building, traffic has increased, there is no fence up for neighbors privacy or clients, the poor buildings roof is leaking something fierce, there is loud talking outside/playing ball on the streets at times with yelling but mostly profanity in our once quiet neighborhood which has several young children and a park nearby where children play. I've had residents in my yard on several occasions caught on camera. So in saying this, I have great concern as to how an expansion would be a positive for our neighborhood, besides foreseen noise of a recreational area that can house up to 40 residents, i see no benefit, only much negative, house values going down and losing what I've considered my "Happy Place" for all these years. From what I can make of the land lines, the property would begin in the middle of the road on the end and go back 400 ft, that's a huge lot on top of the large lot they now own. My understanding when I moved here was that the end property was a wetland and not city owned, perhaps that has changed? Another worry is for the eco system and habitation that now reside there, bears, deer, eagles, birds are frequently seen. Will it drive them out ☹️ When you say recreational area, what does that refer too? How will you manage noise control, will there be a limit on the number of people out there, again this is the biggest fear when the previous promises have yet to be fulfilled. Would they be able to expand their building to recreate more rooms for residents in the future? The property that the center owns now seems plenty big to work with for an adequate outside area. The fence should have been top priority, patients stare over when they are out there and it makes me very uncomfortable, all in all i love my neighborhood/families, but i don't see this as a positive or benefit for the families on this street and neighboring streets, I hope the city will seriously consider how this would not benefit the neighborhood and try to put themselves in our shoes, is this a facility you would choice to live or move by, we are already here so not much choice, but hopefully an expansion can be stopped to preserve the future of our street.

Thank you for your time

EXHIBIT C - Front street views of Discover Recovery, Long Beach WA



March 15, 2021

Bisturis Family
Camas, WA 98607

Hearing Examiner: Discover Recovery CUP request
% Sarah Fox
City of Camas Planning Division
616 NE 4th Avenue
Camas, WA 98607

Hearing Examiner,

We are writing to express our profound concern about Discover Recovery's land use change request to a Convalescent Home for the Fairview Estates Property located at 2213 NW 23rd Avenue in Camas. It is well known that Discover Recovery will use the property for a drug and substance abuse recovery center. We do not feel that approving this land use change request is in the best interest of our community because its proposed location is adjacent to an elementary school and community park, and there is a lack of regulation of addiction recovery centers such as the one proposed making it virtually impossible to keep our community—and most importantly our children—safe.

The proposed location for Discover Recovery is next to an elementary school, community park, church and neighborhoods. One playground at the elementary school sits within 50 yards of the proposed center. Children play at this park and walk home past this location to and from school and the park. Many parents have expressed concern and voiced that they will no longer allow their children to practice independence by walking home or playing at the park on their own if the recovery center opens. **It is a serious matter when community members voice concern about their safety.** Moreover, Discover Recovery's selection of this location for a recovery center is questionable: this location will not provide easy access to many of the community resources and services needed to support Discover Recovery's clients. **This location does not provide a bus line, or easy access to other community resources, nor are any essential services within walking distance.**

The principals of Discover Recovery are from outside our community with no invested interest in the impact their proposed facility will have on our children and neighborhood. **Selecting a location next to an elementary school tells us they do not value our community.** No one with a long-term commitment to our community and schools would propose this. Recovering addicts in the community have even posted on NextDoor that they would not recommend that a drug/alcohol treatment facility be located next to an area frequented by children due to the vulnerability of such a location. Detox is not an easy process and how it impacts a patient's mental

state is unpredictable and uncontrollable. **It only takes one incident to change a life, lives and a community forever. We feel these investors are driven by profit and not respect for our community or they would have taken a different approach and chosen a more suitable location.**

We understand the need for medical centers to assist people in recovering from addiction. But from what we have read and understand, Discover Recovery is not that. It is purely a for-profit treatment center operating in an industry with very little government oversight. Recently there has been substantial research and concern voiced about the quality and ethics upheld by this type of treatment facility. Please see **Exhibit A** for a NPR article titled, "As Addiction Deaths Surge, Profit-Driven Rehab Industry Faces 'Severe Ethical Crisis'."

Discover Recovery, also known as Tranquility Partners formed in mid-2018 has been operating another facility in Long Beach, Washington since January 2020, only a little over a year. On the discoverrecovery-camas.com Frequently Asked Questions page the company says, "The facility will be staffed with 24 nursing (RN or LPN) along with 24-hour support staff, in addition, we will have licensed therapists and medical doctors on site during the day to provide treatment services." This poses many important questions, are doctors and therapists on site everyday to support its clients rehabilitation? Is there at least one full time doctor designated to the facility? It also states that two employees will be onsite at night, one nurse and the other would presumed to be security? Later on it says, The facility will lead to the "creation of approximately 20 jobs." The numbers provided do not appear to be in agreement. **Clarity on the numbers of nurses, doctor(s), and security professional(s) on site per day and night would help provide a better picture of staffing and how this facility plans to operate in supporting its clients and our community. Answers to these questions will help shed light on how serious the facility takes the rehabilitation process and safety of our community.** Further, reading through the website sections on Oregon and Washington it talks about the various tourist destinations within the region in which the facility operates. **Facility information on the Discover Recovery website at times reads more like a travel brochure for a retreat than a serious medical treatment facility. Is this business going to provide and serve our immediate community, mostly visitors, with the quality care needed to actually recover?**

The language used on Discover Recovery's website is unsettling, leaves room for error with little accountability if an unsafe event were to occur. Most worrisome is that the facility would have voluntary admittance. What happens when someone is in the midst of detox and decide they want to leave? Where do they go, and in what state of mind? Patients at the detox center could seemingly come and go as they please, wandering to the school park mere yards away in a possible dangerous state. **What agreement will be in place between Discover Recovery and its clients to ensure they stay on facility grounds?**

In a Camas Post Record article entitled, Substance Abuse Treatment and Recovery Center Proposed for Camas, published on 2/18/2021, a representative of Discover Recovery said it, “has taken measures to address potential concerns and to minimize possible negative impacts on neighbors, “including prohibiting residents from leaving the facility without a pre-approved, scheduled outing...” What steps are required to be approved for an outing and what kinds of outings can be taken? **There are just too many questions and no room for error when the location is a stone’s throw from an elementary school.**

Another concern are the clients housed at the facility. Discover Recovery’s Camas FAQ website attempts to address the question of whether or not registered sex offenders could receive services at its location. The site says: “In addition, Discover Recovery does not expect to admit any registered sex offenders to the proposed facility. Unless required by law, Discover Recovery will not admit any sex offenders at its facility.” This statement leaves room for error and is very unsettling. **Does Discover Recovery do a background check on every patient? And what contractual or legal arrangements might Discover Recovery have that would require it to admit sex offenders or patients with criminal records for crimes against children?**

Discover Recovery states, “We do not currently have any plans to expand the facility beyond 15 beds.” This statement leaves room for this facility to grow beyond 15 beds if their plans change—presumably leaving our community with no say over that expansion. **If this land use change request is approved does our community have any say over growth that also brings increased risk to our community?**

These are the questions we would like detailed answers to beyond the high-level responses Discover Recovery has posted on its information page in response to community concern. We feel our safety is at risk, specific and detailed safety protocols should be provided.

- What is the protocol for a client who decides to voluntarily leave the facility without completing treatment?
- How is a “scheduled outing” defined? Presumably patients will be allowed outside for fresh air and exercise—what process would be in place to keep them from the park, school, and nearby neighborhood?
- How will the facility be staffed? What will daily medical support by doctors look like? And what will security staffing look like?
- What process is used to vet a client before allowing them to enter treatment? What kind of background check is completed?
- Under Camas City’s definitions, does a rehabilitation center even fall under the definition of Convalescent home? This appears to be taking advantage of a potential loophole.

From our research we do not feel that Discover Recovery is committing to maintain or uphold an appropriate level of safety given the proposed location. This facility brings

increased risk into a very vulnerable area of our city. **Please take into consideration that 1,300+ residents in the Camas area have signed a petition urging that this request not be approved.** This impressive grassroots effort has happened in a few short weeks with much of the community still unaware of this proposal.

We recently moved to the Camas community because of its' focus on family, its' strength, and quality schools. **Placing a rehab facility next to Dorothy Fox Elementary weakens the safety of the school and directly impacts the desirability of its' surrounding neighborhoods.** Operating a recovery center at this location is irresponsible. If Discover Recovery must locate in Camas, please help direct them to a more suitable location—not one next to an elementary school or park.

The potentially devastating risks that come with locating a drug rehabilitation facility next to an elementary school and neighborhood park far outweigh the benefits that the facility may provide. **Discover Recovery can open a treatment facility in a lot of locations—but Dorothy Fox Elementary School cannot simply relocate if the rehab facility proves to be dangerous.** We ask you to make the right decision for our school and children and support the overwhelming sentiment of our community to reject Discover Recovery's application. Thank you for your consideration.

Concerned Camas community members,
The Bisturis Family

Exhibit A: As Addiction Deaths Surge, Profit-Driven Rehab Industry Faces 'Severe Ethical Crisis'

February 15, 2021

Lynne Sladky/AP

As the nation's addiction crisis deepened, Tamara Beetham, who studies health policy at Yale University, set out to answer a simple question: What happens when people try to get help?

Her first step was to create a kind of undercover identity — a 26-year-old, using heroin daily. Using this fictional persona, her research team called more than 600 residential treatment centers all over the country. "We'd kind of call and say, I'm looking to, you know, start treatment and kind of go from there," Beetham said. For people suffering addiction, this can be a life-or-death moment. Studies show that getting high-quality medical care can make a huge difference, leading to long-term recovery and a healthier life. So what Beetham's team found was troubling.

"A lot of people believe instilling a work ethic in people with substance abuse disorders will cure them, but what we found is that these programs don't work for most people," says reporter Shoshana Walter.

According to their [peer-reviewed study](#), published in the February issue of the journal *Health Affairs*, many for-profit rehab programs charged inflated fees and used misleading sales practices to attract patients without evaluating their actual medical needs.

It turns out the people answering the phones at for-profit rehab programs when Beetham's team called typically weren't nurses or therapists. They often weren't asking medical questions at all. They were sales people using aggressive marketing tactics to get credit card numbers while demanding a lot of cash up front, averaging more than \$17,000. Researchers found the sales pitch at for-profit clinics often focused on things that have nothing to do with medical care.

"It used to be a spa for the rich and famous," a rehab program sales person told one of Beetham's researchers, according to notes of the conversation provided to NPR. "It's got all this extra stuff, outdoor and indoor pools, five-star chef, massage, acupuncture."

Despite the high price tag, however, Beetham's team found most programs don't provide evidence-based care using medications such as buprenorphine and methadone. "We actually found less than a third of the programs offered medication maintenance treatment, which is the gold standard of treatment," she said.

These findings, based on data collected in 2019, come as far more Americans are dying from drug overdoses during the pandemic — more than 81,000 last year, [according to the Centers for Disease Control and Prevention](#).

An addiction gold rush

Experts interviewed by NPR say this problem — residential rehab programs operating more like luxury spas or used car dealerships — is an unintended result of the Affordable Care Act.

A decade ago, the ACA mandated that private insurance programs cover people suffering addiction. [It's a widely praised reform](#) that helped many patients find healthcare as the opioid epidemic exploded. But it created a kind of addiction gold rush, says Dave Aronberg, state attorney for Palm Beach County, Fla. "You had all these bad actors descend on the legitimate recovery community to take advantage of people in recovery and exploit them for their insurance," Aronberg said. So many for-profit rehab clinics and "sober homes" opened in his area of South Florida that Aronberg [created a task force](#) to investigate allegations of corruption, insurance fraud and other abuses.

"It's the Wild West," said Assistant State Attorney Alan Johnson, who leads the task force. "The good providers were being driven out of business by these rogue bad actors." Johnson described a case he investigated in 2017 in which parents sent their daughter to South Florida for treatment. "She was in Florida for seven months, and she overdosed and died," Johnson said. "They got their statement at the end of the year. Their insurance company was billed for \$660,000."

Fear, greed and little government oversight

Experts say there are many good recovery programs, but families and desperate patients trying to find help say it's often impossible to tell legitimate rehab programs from unethical ones. "It's a very hard system to navigate," said Ryan Hampton, who spent years trying to get help for his addiction to prescription opioids and heroin.

He said his family "was preyed upon by unscrupulous treatment centers." He said they borrowed money and maxed out credit cards to pay his rehab bills. Hampton has been in recovery for six years and works now as an advocate for people with substance use disorders. He said much of the industry is still shaped by two forces: greed and fear. "You've got a highly unregulated addiction treatment industry on the greed side," he told NPR. "And then you've got fear on the other hand which are families, people who need help right away."

In recent years, some states including Florida have tightened regulations on rehab programs, but rules and requirements vary wildly from state to state. Academics, recovery advocates and government officials told NPR that roughly half the states provide little or no meaningful oversight over the industry. The federal government, meanwhile, plays little role setting or enforcing professional or medical guidelines for residential addiction care.

Many rehab programs are "accredited" by private companies that review their operations in exchange for a fee. But the *Health Affairs* study found many of those rehab programs still use hard-sell marketing practices. "We actually found ones with accreditation were more likely to recruit patients with inducements and without full clinical evaluations," Beetham said.

Efforts at reform within the industry

"The addiction treatment industry is really suffering from a lack of standards," said Dr. Paul Earley, president of the American Society of Addiction Medicine. He said many care providers, along with advocacy groups, are working to improve and standardize addiction programs to be more science-based. "We believe once ethical well-meaning treatment programs begin adopting these standards, it will eventually marginalize bad actors in the treatment field," Earley told NPR.

But there's frustration over the pace of change. In 2019, a trade group called the National Association of Addiction Treatment Providers [published a report acknowledging "a severe ethical crisis"](#) in the recovery field. Ethical standards at many rehab programs were so poor that the organization purged "numerous members of the association at considerable financial loss," according to the report.

Peter Thomas, NAATP's director of quality assurance, said the new study in *Health Affairs* shows there's still a lot of work to be done. "I do think that it's still a problem," Thomas told NPR. "The hard sells, the deceptive marketing practices, fraudulent billing." Some who have worked in the for-profit rehab industry agree the culture is still often driven by profit rather than proper medical care.

"It's horrific, there isn't really any reform," said Dr. Howard Samuels, who ran high-end rehab clinics in California until last year. He still maintains a private therapy practice for people in recovery. According to Samuels, it's often impossible for patients to know which programs offer appropriate care for their type of addiction.

"You don't know what you're going to get because when you call the admission for treatment centers they'll tell you whatever you want to hear," he said.

Samuels said his programs did provide high-quality recovery care. But he acknowledged charging high rates for spa-like amenities — horseback riding, fine cuisine and swimming pools — with no proven therapeutic value. "I'm one of the first people who created that," Samuels told NPR, noting that rates at his in-patient programs ran as high as \$60,000 a month. "You have to seduce the client in by having nice accommodations."

In fact, studies show for many patients, far less expensive nonprofit residential programs or even [outpatient addiction care can be equally as effective](#).

Where are the doctors?

Many of the experts interviewed for this story point to one needed reform: expanding the role of doctors, physician assistants and other trained medical professionals in addiction care. "The addiction treatment industry is a cottage industry," said activist Ryan Hampton. "We need full integration into the health care system."

The idea is that doctors should guide patients suffering substance use disorder, just as they would individuals facing other life-threatening illnesses. This view has grown rapidly in recent years, as research-based treatments have gained ground in a field long dominated by programs based on spiritual and ethical concepts. "Addiction treatment is health care, and it should be obtained in the same way that other specialty services are — you should get a referral from your primary care doctor," said the NAATP's Thomas. But despite scientific advances and far better insurance coverage for addiction care, this rarely happens.

After decades of being treated separately from mainstream health care, [studies show many physicians are still unwilling, or lack the training](#), to treat patients suffering substance use disorders.

"That's part of the stigma of addiction," said Earley with ASAM. "Addiction is a treatable brain disease. When you look at physicians, the amount of training and education they have with this illness is marginal." For now, experts say that means many people who fall into addiction wind up going it alone, navigating a rehab system that too often pushes them into debt without helping them heal.

From: Jo Ann Glover <joannglover2@gmail.com>
Sent: Tuesday, March 16, 2021 3:58 PM
To: Sarah Fox
Subject: No to Detox center

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

I am against the drug detox center next to Dorothy Fox school. It's just not safe for the children who go to school there. It really isn't safe for the entire area.

Thank you for your consideration.

Jo Ann Glover

Dear Mr. Turner, Sarah and other Camas Leaders,

My comments are specifically relevant to CMC Code: 8.06.020 Ord.2193 1, 9.32.050 Ord., 1834 2, 12.32.145 Ord 2349, 18.39.010 Ord No 2561, and in reference to Acute Care vs Subacute care referenced by Discover Recovery in their application to the city for the conditional use permit III. As you can see by the link below, detoxification is not a sub-acute care process and should not be considered as such. See definition from the National Institute of health and [drugabuse.gov](https://www.drugabuse.gov).

- <https://www.ncbi.nlm.nih.gov/books/NBK64119/>
- <https://www.drugabuse.gov/publications/principles-drug-addiction-treatment-research-based-guide-third-edition/principles-effective-treatment>
- **National Institute of Health Definition of Detoxification** (a treatment provided by the proposed site):
*"Detoxification is a set of interventions aimed at managing **acute** intoxication and withdrawal."*
- Drugabuse.gov Addiction Treatment Research #10: "Medically assisted detoxification is only the first stage of addiction treatment and by itself does little to change long-term drug abuse. Although medically assisted detoxification can safely manage **the acute physical symptoms of withdrawal** and can, for some, pave the way for effective long-term addiction treatment, detoxification alone is rarely sufficient to help addicted individuals achieve long-term abstinence. Thus, patients should be encouraged to continue drug treatment following detoxification. Motivational enhancement and incentive strategies, begun at initial patient intake, can improve treatment engagement.

Why do I care?

In 2013, my family relocated to Camas from Florida after being presented with a unique career opportunity allowing us to be near family. We initially lived across the street from Dorothy Fox Elementary with the intent of getting to know the area in Camas/Vancouver and eventually purchase a house. We fell in love with Prune Hill and when we sold our other home down south, we purchased a Property on a cul-de-sac on 29th circle just a few short blocks away. We have two children ages 12 and 9. Both of whom have attended Dorothy Fox Elementary.

Our experience in Florida was interesting to say the least. We were young and naive when we moved there. We started our careers, bought our first new cars, homes, and it's where our two children were born. The city we lived in was on the Gulf Coast and had an unusually large homeless population with an even bigger drug problem. At the time, we had roughly 30 detox and recovery centers in the immediate area so, petty crime was not that uncommon. During our fourteen years, we had numerous run-ins with people who were suffering from the unpredictable behavior that comes with addiction. In one instance, I caught an intruder sneaking through our driveway as he was about to enter our garage while my wife was doing some work. After she screamed, I intervened and held him at bay with a baseball bat while waiting for the police to arrive. We endured multiple break-in attempts and more than once, our lab/pit mix scared and chased off would-be intruders. Our vehicles were broken into numerous times and we eventually installed a security system on the house and cameras positioned outside (all in a very nice neighborhood not all that different from Prune Hill). Authorities often brushed it off attributing it to the raging opioid epidemic that was happening in Florida at the time. As time went on, we grew accustomed to looking over our shoulders and developed the edge and protective instinct that one needs in order to appropriately deal with the onslaught of issues that accompany living in such an environment.

All of this however doesn't really match with the unfortunate circumstance of 11-year-old Carlie Brucia. In 2004, very close to our house, there was a restaurant and carwash called, Evies. Young Carlie, a 4th grade girl was walking home from a friend's house when she didn't show up on time. After 30 minutes, Carlie's parents understandably became worried and called the police. It was soon discovered with use of captured video footage (see link below) that Carlie was grabbed and led to a vehicle by convicted felon and addict, Joseph Smith. Just prior, Joseph was sitting in his car shooting cocaine intravenously. Joseph kidnapped, beat, raped and strangled Carlie leaving her body in a church parking nearby. Joseph had been released from prison a short time prior to this event and from what's published, he had been in and out of rehabs/detox for most of his adult life. An unfortunate example of the vicious cycle of a violent predator who also happened to be an addict. ***This became national news and it happened in our neighborhood.***

<https://www.heraldtribune.com/videos/news/crime/2020/11/18/carlie-brucia-abduction/6251032002/>

Over the months and years, we watched our community change. People stopped letting their kids play outside. Families started actively monitoring neighborhood watchdog sites for sexual predators. Kids in family neighborhoods seldom walked around alone again. Friends of Carlie and their parents were traumatized and robbed of their community security due to one circumstance, one instance, one unpredictable event that nobody could have seen coming.

This is a factual story and it's my opinion that this is what you're potentially inviting into the Prune Hill neighborhood. Please understand, I wish nothing more than for those suffering from the wrath of addiction to find quality therapeutics and comfort from their addiction. I also want to see regulation in the rehab industry that provides high levels of oversight tying insurance reimbursements to superior outcomes levels for those choosing to proactively get clean.

Questions that are not answered by the application:

1. **What happens in the middle of the night** when a patient decides they're done with treatment and voluntarily decides to check out? Where do they go? Who transports them to the airport, bus station, hotel, homeless shelter, etc?
2. What happens if a patient hops the fence and has access to Dorothy Fox Elementary during recess? Does a lockdown happen? Will the sheriff or police be notified if a patient leaves the program prematurely? Will Discover use electronic monitoring devices for predators or violent offenders by law, they may be forced to take? Smoking and vulgar language around pre-school and kindergarten? How does the Washington School Safe Zones come into play?
3. **According to the Camas 2035 plan**, "Camas will continue to be a safe, diverse and welcoming community. Camas maintains small town character, while accommodating future residents. The city is known for its excellent schools, thriving businesses and access to metropolitan amenities and natural resources."
4. **A Convalescent Home is different from an Assisted living facility**. First, this property was a home. Then it was zoned as a bed and breakfast. Next, it was zoned as Assisted Living. Where does the pendulum stop? Is this really the direction of such conditional use permits in our city? What's to prevent everyone in Prune Hill from submitting a CUP application requesting to turn their home into halfway house or sober living home?

In my Opinion:

1. **Allowing Discover to be established in this neighborhood sets a future precedent.**
2. **Petty crime**, homelessness, acts of violence against our neighbors could all increase.
3. **Dealers will likely seek out Discover**. Patients may sneak out of the facility and access Dorothy Fox park, the church, the school playground and it won't be long before syringes and other drug paraphernalia start showing up in these areas.
4. **Patients could hop the fence** going into Dorothy Fox elementary. **Lockdowns** could increase. Children and teachers would be forced to stay inside and undoubtedly, kids will share their fears about lockdowns with their parents.
5. **Noise from the facility and noise from the school will likely reciprocate issues** compounding the incompatibility. Rehab patients **smoking**, using **vulgar language** will become a common sight, sound and smell to children at the elementary school and park.
6. **Traffic in the area will potentially increase** as will panhandling, trash and noise pollution.
7. **Discover** states in the Post that they're **targeting** addicts who are **CEO's, Doctors and Lawyers**. **What about the average person** in our community who needs help? What does this offer them?
8. Discover states in their application **three new patients coming and three patients leaving weekly**. Has the city reviewed their attrition rate or outcome rates?
9. Based on Discover's application, a total of 159 people will depart Discover's facility. This means without growth of additional beds, by the year 2035, there will be 2226 patients roughly who would have left Discover. As relapse rates nationally are similar to asthma and diabetes, 40/60% relapse rates based on current statistics, up to 1337 patients will have gone through treatment. It's well known that there's a strong correlation between mental illness and those suffering from addiction. Are we prepared to increase our social outreach programs to address mental health access? Are we prepared to increase our public safety patrol and infrastructure to support or maintain safety assurances for the community? After all, if a convalescent home is the same as an assisted living, then I would expect the same identical levels of assurances for safety an assisted living home? Unsurprisingly, the data just doesn't support this to be the case.
10. Discover states **nurses will facilitate bed checks every 30 minutes**. What kind of facility are we sandwiching between a park, an elementary school and a church that requires 30 min checks?

For this next point, I hope to provide complete transparency. With recently passed legislation in Oregon and WA, I believe wholeheartedly that Camas should be investigating and looking at rehab facilities as part of serving our future citizens. As leaders of our community do this, you absolutely owe it to the community to perform exceptionally high levels of due diligence while reflecting on the investment of the community and growth initiatives aligning with our city plan. Camas leadership should define a community goal to provide access to affordable and efficacious care for **the majority of Camas citizens** and **not just doctors, lawyers or CEO's** being targeted by for-profit organizations.

Overall, I have significant and justified safety concerns for my children, neighbors and future residents of Camas. After all, history repeats itself, right? Can Discover offer and institute enhanced security measures? Will there be a willingness to follow through on security promises? Can they offer fences and policies that are guaranteed to prevent patients from using the park, preventing them from hopping the fence, leaving the building, breaking into a shed or house, or causing a lockdown at the pre-school or elementary school less than 500' away? I don't doubt the intention of the two owners and would be willing to bet that they'd give it a hearty try. I even suspect they'd institute those 30-minute bed checks mentioned in their application.

So, after all of this. You know what I still cannot get out of my head? Time and chance. Please remember. It was **30 minutes that passed when Carlie Brucia's mom and dad called the police**. It was 30 minutes that extreme concern and community action initiated alongside family and police frantically searching to try and find this 11-year-old girl. And, it was 30 minutes that ultimately changed our feeling of community safety, and the dynamic in which we carried ourselves from that day forward within our neighborhood.

A lot can happen in 30 minutes.

Recess. Lunch. Gym class

Walking home after school.

Shooting up in a parking lot.

A kidnapping, A rape and murder.

Are you willing to set the precedent?

Prune Hill neighbors are reasonable and not anti-rehab, this is simply the wrong location.

Camas, please begin your work with Mr. Feldman and Mr. Paulson to help identify and find a more appropriate location within Camas. Sharing property lines with a park, a church, an athletic field and most importantly an elementary school with thousands of residential homes and the potential to negatively impact the immediate vicinity is not the answer.

Regards,
Michael Vogt

From: MICHAEL BELZER <mcbelzer@comcast.net>
Sent: Tuesday, March 16, 2021 2:07 PM
To: Sarah Fox
Subject: Opposition of Proposed Drug Rehab Center: Prune Hill

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

City of Camas,

I'm writing in opposition of the proposed Drug Rehab center located on Prune Hill in Camas. While I believe drug rehab facilities serve a very important need in our community I object to the location. The proposed facility located immediately next door to an elementary school, city park, playground and residential neighborhoods poses an unnecessary safety risk to children and residents.

As stated, the location is the issue. I would suggest that the city look to accommodate such a facility in a commercial area vs. a residential neighborhood.

The Prune Hill area of Camas is one of SW WA communities with a safe, secure environment and a main reason most people have chosen to live and raise their families here. Allowing a Drug / detox facility smack in the middle

of a small town neighborhood is irresponsible and should not be allowed by the city.

Respectfully submitted for your consideration,

Michael Belzer
1930 NW Forest Home Lane
Camas, WA. 98607
360-518-4959

From: Rose Issa <rose.issa@yahoo.com>
Sent: Tuesday, March 16, 2021 2:07 PM
To: Sarah Fox
Subject: Detox center in Camas

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Dear Mrs. Fox,

I hope you are doing well. I am writing today in regards to the detox center at [2213 NW 23rd Avenue in Camas](#), next to Dorothy fox elementary. First of all, anyone who is seeking to recover from substance use disorders from drugs, alcohol, and other substances is a patient, like any other Patient, he/she does require attention and treatment. and I am in full support of that. However, we have to be careful deciding where this treatment should take place. I do not beleive a center next to an elementary school, in a residential area, is the right place to do so.

I have two daughters, both go to Dorothy Fox walking if weather permits. This walk is probably the best part of the school day for them. I do not feel safe letting them do that anymore in case if the detox center will take place next to their school. I do not feel safe allowing them to play in the park next to their school any more.

The for-profit detox center accepts individuals who are seeking to recover from drugs, alcohol, and other substances. I am not sure about that, but to the best of my knowledge, this admission is voluntary, that means the detox center can not prevent them from leaving if they decide to quit the program. They might offer them a transportation but they can not force them to do so, am I right? . If any patient decides to leave on his/her own, they will be in the neighborhood, just next to elementary school students.

Please accept this letter in opposition to the detox center next to Dorothy Fox Elementary. Again, those individuals deserve the best treatment possible to get back to their societies and families after recovery but we have to be careful where these centers will be located, only one incident might carry a disastrous outcome on one of our kids for the rest of his/her life. Nobody wants that.

Thank you!

Rose

Sent from my iPhone

From: Greg Anderson
Sent: Tuesday, March 16, 2021 1:15 PM
To: Sarah Fox
Subject: Fw: Discover Recovery Rehab Center

FYI

From: Ruth McRaven <ramcraven@comcast.net>
Sent: Tuesday, March 16, 2021 12:55 PM
To: Greg Anderson; Ellen Burton; Bonnie Carter; Don Chaney; Steve Hogan; Shannon Roberts; Melissa Smith
Subject: Discover Recovery Rehab Center

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Dear Camas City Councilors:

Below are the comments & concerns I submitted to the City Planner for the upcoming hearing on locating Discover Recovery, a drug and alcohol rehab center in Camas. If you would NOT like to have your children attend a school next to a drug rehab center, or live near one, then please do what you can to stop the approval of the Conditional Use Permit for this facility.

Ruth McRaven

March 15, 2021

Sarah Fox, AICP
Senior Planner, City of Camas

RE: CUP21-01 Discover Recovery

I am writing in order to provide valid concerns about the Conditional Use Permit (CUP) for Discover Recovery and I am requesting that the application be DENIED.

I understand that this property on NW 23rd has previously operated with a CUP. There is a big difference between a CUP for a bed & breakfast turned assisted living facility, both of which offered little to no threat to young children, and a drug and alcohol rehab center. I believe a drug and alcohol rehab center constitutes a substantial potential threat to the safety and well-being of school-aged children. My main concern and most obvious, is that this drug and alcohol rehab center will be located DIRECTLY next to Dorothy Fox Elementary School. While I don't dispute the need for drug and alcohol rehab centers, there are more desirable and appropriate locations for them to be in. The application does not at any point address the potential harm that could come to elementary school children and anything the applicant will do to mitigate this potential harm.

Will sex offenders be housed at that facility? Would surrounding homeowners and school be notified of them being there? What would stop residents of the facility from leaving the premises? Once treatment concludes or a patient's insurance runs out, there is no law, no requirement, no obligation for Discover Recovery to ensure that former patients are returned to their original location – so what happens to these patients then? The letter (<https://www.discoverrecovery-camas.com>) to neighbors from Discover Recovery states that facility residents are prohibited from leaving, but does not indicate exactly how that will be accomplished...will all doors be locked 24 hours a day? In this same letter, the applicants state that cameras will be installed and monitored 24 hours a day, no visitors will be allowed, etc. These conditions are not listed in the application to the city, so how can these conditions be enforced? The applicants can therefore say anything they want in a letter to surrounding homeowners and there is no accountability if they don't follow through and no legal recourse for the school or effected homeowners. How bad would things have to get before the city would shut them down? Under what circumstances would the city make them close their doors? It has been noted that facilities which treat those with alcohol and drug addictions, has been a contributing factor to homelessness in cities across the country.

Currently the applicants are asking for a CUP for a 15-bed facility. What happens if they want to expand that to a 25 or 50-bed facility (to make more money)? Do they have to go through the city and a new permit process or can they just increase the number of beds with no notification or input from the community? What is preventing the applicant from doing a bait and switch (where its indicated that it will be a 15-bed facility when the real intention maybe for a higher number of beds)? If approved, how can the surrounding homeowners be assured that it will always remain a 15-bed facility? There are too many questions with not enough substantive answers for this facility to be approved.

Evidence has shown that crime, both petty and violent, generally increases around rehab centers. Increased crime would have a detrimental impact to the residential community surrounding the facility and possibly endanger the elementary school children. In the application, section 18.43.050, applicant makes the claim that "The proposed use is not detrimental to the residential uses in the surrounding area of the Property". I would strongly refute this statement – the rehab center may not be detrimental to the residential USES – but it most certainly could be detrimental to the homeowner/residents and school children! Not only is it likely that crime could increase, but studies show that property values of the surrounding homeowners decrease, some by as much as 17%. Would you willingly buy a house located across the street from a rehab center? I think if you were honest with yourself, you would not. So who will be financially responsible for any economic loss to homeowners, the City of Camas or the applicant?

Additionally I have concerns about the drug treatment industry in general. It seems to be a largely unregulated industry with little oversight. On the Discover Recovery website for its Long Beach, WA facility it indicates that it is an accredited institution, yet their membership to National Association of Addiction Treatment Providers has lapsed.

Camas is a town that is largely community/neighborhood oriented and having a rehab center right in the middle of a residential area, next to an elementary school just doesn't make sense. If the city allows this rehab center now, it sets precedent for future rehab centers in other residential neighborhoods. Is that what we really want for the City of Camas? We have all been through the last year with COVID restrictions imposed upon us by local, state, and national government authorities. We have been told that we must give up our individual desires for the good of the whole community in the name of public health. This same principle should apply to this situation. The needs of the few (applicant) should NOT outweigh the needs of the many (surrounding community). It is the primary responsibility of our city officials to protect its citizens and more importantly its children, and as such the city should NOT approve this Conditional Use Application, and authorize the operation of the "convalescent home" use on the Property under a new conditional use permit. Let's work together to find a more suitable location for Discover Recovery.

Respectfully submitted

Dave & Ruth McRaven
Homeowners in the surrounding area
2141 NW 33rd Way
Camas WA 98607

From:
Sent: Tuesday, March 16, 2021 11:30 AM
To: Sarah Fox
Subject: CUP21-01

March 15, 2021

Sarah Fox, AICP
Senior Planner, City of Camas

RE: CUP21-01 Discover Recovery

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Respectfully submitted

Dave & Ruth McRaven
Homeowners in the surrounding area
2141 NW 33rd Way
Camas WA 98607

From: thompson5837@comcast.net
Sent: Tuesday, March 16, 2021 1:02 PM
To: Sarah Fox
Subject: Drug Detox in Camas NEXT TO Dorothy Fox!!!
Attachments: Screenshot (9).png

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Sarah,
I would like to share my thoughts about the purposed Drug Detox Facility in Camas next to Dorothy Fox Elementary. This is the worst possible location for a Drug Detox facility for many reasons. Immediately next to a school and sharing a fence line potentially exposes children to things that they should not be exposed to while at school on the play ground that has been identified as a safe space by the school district and the City of Camas. The field and park immediately next to the purposed Drug Detox Center is used nearly year round for soccer practice and by families that live in the area.

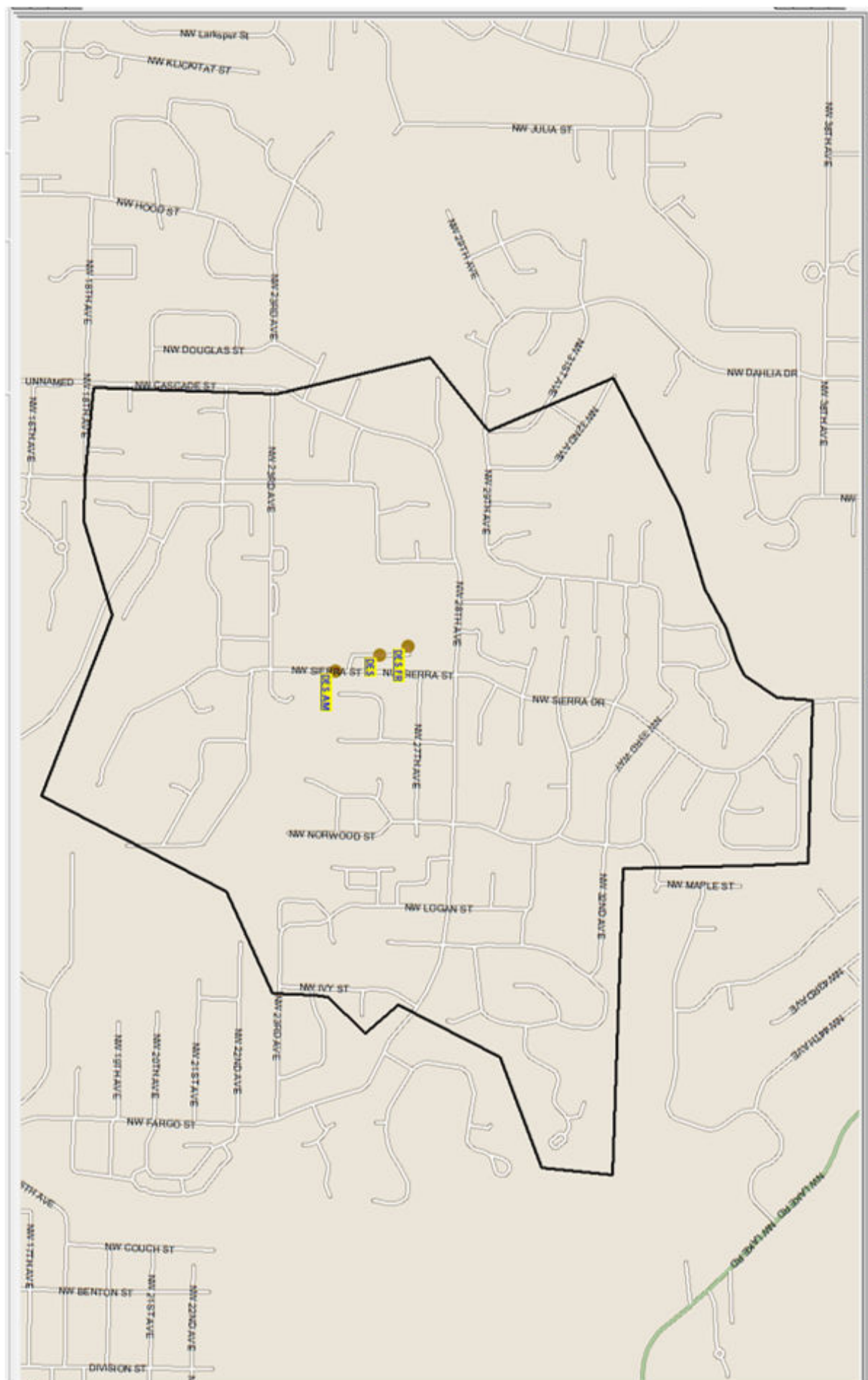
Many years ago the school district changed their bussing policy. This means that any child that lives within a mile radius of the school is in the "walk boundary"
I have added a map of the Dorothy Fox walk boundary. This would mean that hundreds of children would have to walk past the Drug Detox center every day of the week to get to and from school.

It is a reality that a patient can choose to leave a treatment facility against medical advice at any time. This patient could be a sex offender or exercise poor judgement in a moment of desperation. This would be setting up the perfect storm for a very bad scenario in our community.

The area surrounding the Fair Gate is an established residential area. There are thousands of homes in the area. This would definitely impact the housing market in the city of Camas. As a realtor I can say that if there is a buyer that considering a home near the purposed Drug Detox Center vs a home in a different area, the decision would weigh heavily for the home away from the Drug Detox Center. I have many clients that choose to move to Camas for the schools. If the Drug Detox Center is put next to a school this will drastically change the desirability of living in Camas.
In using my critical thinking skills it does not make ANY sense to put an addict in a recovery situation of any kind anywhere near a school or a neighborhood park.

This drug detox center would change the City of Camas FOREVER!!!

I hope that the community's comments are taken very seriously regarding this matter.
Dacey Thompson



From: Yoshié <yosiemccclanahan@yahoo.com>
Sent: Tuesday, March 16, 2021 3:59 PM
To: Sarah Fox
Subject: Drug Detox

Hearing Examiner,

Thank you for taking the time to read my email.

I am a long time resident of Camas who live 150 yards from the Fairgate Inn/ suggested Drug Detox Center location.

We searched high and low to find a perfect community to raise our three children when we moved from out of state almost 15 years ago. Our now grown children went through Camas School District successfully and proud to call Camas home.

We have always voted for school, for bond, putting education first even now our own children moved on, to keep this special community and its' young families with children have the quality of education they deserve amid this time of pandemic. I feel this type of support is invaluable to raise successful young citizens and keep community strong just as many residents paid forward for our own children's education.

Possibility of Discovery Drug Detox Center coming in is one I fear could destroy the community's bond, strength, everything we had in Camas up to now such as excellent public education, safety and resources for the city.

Yes, a business coming in might be better than no business coming in at all however, with Discovery Drug Detox's proposed business plan bringing in substance abuse patients from out of the area raise too much risks for our young students walking to and from Dorothy Fox Elementary School, not to mention all the team sport practices that happen at the field next to Discovery Drug Detox Center.

Residents who just moved in from California, affluent new Camas residents sought out Camas for the same reasons we once did, will not hesitate to reallocate their resources else where by relocating to another city.

I spoke last night in public comment section of the City Council meeting about my concern which for unforeseeable reasons if the Governor or any authority mandate nondiscriminatory bill to pass for substance abuse patients, Discovery Detox Center could face housing ALL patients turning Camas into homeless encampment you see on the street of Portland.

Will I stay here to support the city like that? I would not. If the city does not care about tax payers like myself to let a business take over what once was a beautiful, peaceful city where we all respect each other's values to create strong community.

I do not say this lightly but many residents feel the same as I do. What would a city do when you lose tax payers support?

Camas is one of the rare community full of people willing to come together to help financially. If the city needs revenue, all you have to do is to reach out and ask for help rather than letting this Drug Detox Center to come in next to an elementary school.

By letting Discovery Drug Detox Center come in, I would expect Camas Police ramp up the presence, have crime resolution team, and at the minimum on going patrol for Dorothy Fox Elementary School, the park and nearby residential area. School District will be requested to assess the need of school bus services for all residents no matter the distance from school, which used to be provided when we first moved here.

Last but not the least, city will face decrease in property tax for residents moving out of the area.

Once you let this happen, bleeding will not stop.

You do have a choice. Please let us help.

Respectfully yours,

Yoshie McClanahan
360-601-8525



March 16, 2021

Sarah Fox
Senior Planner
City of Camas
616 NE 4th Ave.
Camas, WA 98607
sfox@cityofcamas.us

RE: Response to Comments and Questions About Proposed Discover Recovery Facility

Dear Sarah,

We understand the ongoing questions and concerns from members of the community regarding the proposed Discover Recovery facility. Since submitting our conditional use application, we have carefully listened to many questions posed by community members. Upon receiving initial feedback and questions from the community, Discover Recovery immediately took proactive steps to communicate and address questions by creating a FAQ web page, by reaching out to members of the community via written correspondence and telephone, and by responding to inquiries from media. We continue to be available to ensure that the community feels safe and heard.

Attached to this letter are additional FAQs that we are providing in response to more recent questions. Both Discover Recovery's initial FAQs and recent FAQs have posted on our web page. The web page can be accessed at the following link: <https://www.discoverrecovery-camas.com/>.

My partner and I have invested our time and committed ourselves to genuinely help professionals seek treatment for substance use disorders as a legitimate business venture. I have in fact moved closer to Camas with my family because of my commitment to the proposed facility. Additionally, as you may know, the assisted living use on the site has been in operation for over seven years. The only changes from our proposal are proposed changes to the interior of the building. No additional changes have been proposed externally to impact the surrounding neighborhood. For the neighborhood, there will be no appreciable difference resulting from the



change in the use of the existing structure. We are, however, open to considering other steps (e.g., fencing) to further the security and privacy interests that have been expressed.

We will continue to be available and will work with neighbors to ensure everyone feels safe and heard. We look forward to having a positive impact on the camas community. Involvement within the local community is critical to our primary mission and a core element of our business model. If you have any questions about the proposal, please reach Thomas at Thomas@telloshealth.com

Kind Regards,

Thomas Feldman & Christopher Paulson

Co-Founders of Discover Recovery

FAQ UPDATE

- Whether residents will be allowed to spend time outside during their stay and be in close proximity to our children?

While residents will be allowed to spend time outside during their treatment episodes with supervision, designated outdoor spaces will be on the north eastern side of the property, away from the shared property line with the Dorothy Fox Elementary School. Outdoor activities are monitored by staff. Residents will not have the ability to freely roam the property. As an added safeguard, Discover Recovery (DR) will also install fencing as a means to further enhance safety and privacy.

- What is the “fall out rate” and procedure for a resident exiting the facility if they haven’t successfully completed the program?

DR has developed sophisticated strategies to prevent residents from leaving our facility Against Treatment Advice (ATA). At present, we have a very low “fall out rate,” due to the training we offer our staff, along with the caliber of professionals we employ. While treatment itself is voluntary, should a patient decide he or she wants to leave treatment, we have policies and procedures in place to mitigate the associated risks. For example, based upon our clinical philosophy, if a patient wants to leave, the staff will meet with the patient and develop an aftercare plan as a means to facilitate a safe transition from residential care to the outside world. We are able to arrange transportation to another treatment, or their home environment.

No patient leaves without an aftercare plan and travel arrangements in place. We boast a high success rate related to successful completions of treatment and the maintenance of long-term sobriety. It is also worth mentioning that treatment is entirely voluntary, meaning most, if not all, of the patients we serve have high levels of motivation for treatment. Patients join the treatment program because they want help and want to find a better way to live. There are greater instances of ATA risks associated with mandated treatments. When an individual voluntarily admits into the program, we have experienced a greater degree of internal versus external motivation, hence the low risk for departures ATA.

Should a patient still decide that he or she must leave immediately, refusing referrals and an aftercare plan, staff will transport the patient offsite.

- How will residents arrive and depart the facility?

Currently, DR offers door-to-door transportation services. The majority of the patients we serve are from the Pacific Northwest. Therefore, our transportation staff is able to pick up and drop off residents upon admission and discharge from the facility. This is an additional service of care we offer. Our drivers are trained and have a wealth of experience dealing with the population we serve. Any departure from the facility will be with a staff member.

- How will DR ensure that sex offenders will not be allowed into the facility?

DR will not allow sex offenders into the treatment program. All new admissions are required to complete a pre-admission assessment. Part of the assessment process pertains to legal history, including whether the potential admission is a sex offender. It should also be noted that the legal assessment also looks into whether a potential admission is currently on probation. As allowable by law, legal history may serve as a cause for non-admission.

- What is the maximum number of residents expected in a year's time?

This number is hard to quantify as there is no exact number of admissions that can be projected on a month to month basis. Many factors influence whether or not individuals seek treatment (e.g. holidays, seasons, etc.) The Camas location, however, is a small and intimate treatment setting so the maximum number of residents at any given time would not exceed fifteen.

- How will DR provide resident safety and security?

DR boasts an extremely high staff-to-patient ratio. As a result, staff is always present and able to monitor the movements and locations of all patients. Staff currently conducts thirty-minute rounds, meaning eyes are on each patient every thirty minutes as a means to maintain safety and security. We also utilize surveillance equipment that is monitored in the staff office at all times. DR has employed a tremendous amount of staff to ensure that each resident receives the highest level of care. Even shifts that are relatively low impact (e.g. overnights) have nursing, and two support staff members present due to the management team's belief in risk management. The organizational belief is that the more contact the residents have with varying forms of staff, the better the treatment experience. During the day there are nurses, counselors, doctors, therapists and various support staff present to interact and assist with residents.

DR's residents also follow a strict daily routine and are present in groups and individual appointments all day. The structured daily activities provide containment and accountability for individuals seeking treatment, also allowing staff to maintain safety and security. Residents are rarely alone, with the exception of designated homework times and when they sleep. As a result, we have seen very few critical incidents, especially surrounding safety and security. These issues are of the utmost importance to us.

- Whether the proposal will only benefit out-of-state residents?

The market we are trying to serve is in the Pacific Northwest. At present, all patients we have treated at our Long Beach facility are from the Washington or Oregon area. The proposal has a focus on the local area, due to the identified need for treatment providers. There are limited options and resources available to those from the Camas and Vancouver area. This area is currently under-served for treatment options. If anything, we are making an effort to elevate the standards of care in Washington so that those who need help do not have to leave the state to receive quality care.

- Whether patients can leave at any time?

Patients cannot leave at any time. Once an individual is enrolled in treatment, he or she must adhere to the treatment environment. The only exception might be attending an outside twelve-step meeting; however, any travel offsite will be with staff members. Any offsite activity will be supervised and monitored by staff.

- Whether DR is appropriately accredited/licensed as a facility?

DR boasts the highest level of accreditation at present. We are licensed through Washington State's Department of Health to provide treatment services. Through our own volition, we pursued further accreditations as well. For example, DR received a three-year accreditation from CARF International. The CARF International accreditation provides a visible symbol that assures the public of a provider's commitment to continually enhance the quality of services and programs with a focus on the satisfaction of the persons served. We also sought accreditation from the Joint Commission as well. The Joint Commission accreditation is the highest standard of excellence that you can have in the field. It is usually found at hospitals, however, as a treatment provider DR sought to have the highest quality of care for those we serve.

Our Medical Director, Dr. Martin Klos is a board certified addictionologist. This board certification highlights a level of mastery pertaining to the treatment of Substance Use Disorders. He supervises and oversees our medical staff, ensuring that the treatment we provide is safe, effective and contemporary to developments in the field. Currently, we also have a physician, Dr. Dave Cundiff, who also hold a Masters in Public Health. Dr. Cundiff is onsite daily providing care to our residents. He has worked with the state of Washington and provides the highest quality of care to our residents. This level of medical oversight was a decision made by DR to enhance patient experiences in treatment, and provide the safest treatment setting possible.

We work closely with both a psychiatrist and a psychiatric nurse practitioner. The ability to address any potential underlying mental health issues creates an environment of care that can treat all aspects of the individual. The majority of research suggests that most people who suffer from substance use disorders (SUDs) might also have an underlying mental health concern (e.g. depression, anxiety, etc). While the focus is always addiction related first, the ability to address any unforeseen circumstance also mitigates risk.

DR has nursing staff onsite twenty-four hours a day, seven days a week. All nurses are licensed through the Washington State department of health. The nursing team is comprised of Registered Nurses and Licensed Practical Nurses. Medical professionals are onsite at all times.

Our clinical staff is comprised of counselors and therapists. All counselors are certified through the state of Washington as Substance Use Disorder Professionals, demonstrating expertise specific to the treatment of SUDs. Our therapists all have Masters degrees and vary from licensed clinical social workers, licensed mental health counselors, and licensed

marriage and family therapists. The counselors address the issues surrounding the addictive disorders, while the therapists can address the underlying issues which may have contributed towards the development of a SUD. All professionals are appropriately credentialed and licensed, offering what we consider the best and most robust treatment setting in the Pacific Northwest.

From: Rob Herman <curepkdnow@gmail.com>
Sent: Tuesday, March 16, 2021 4:29 PM
To: Sarah Fox; Rob P. Herman
Subject: No Rehab in Camas!

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hello,

This note is to inform you of my request to not have a drug rehab center placed next to Dorothy Fox elementary school and/or in a quiet residential neighborhood in our beautiful city of Camas.

While I think we can all agree that drug help is needed for those wanting it, this location is not the place to have such a business.

Sincerely,
Robert P. Herman

From: Chutkay Siddharth <chutkays@yahoo.com>
Sent: Tuesday, March 16, 2021 4:24 PM
To: Sarah Fox
Subject: In support of petition: Camas: No Drug Detox/Rehabilitation by Dorothy Fox Elementary School

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Dear Sarah Fox,

I am Siddharth Chutkay, writing to you regarding my support of this petition:
"Camas: No Drug Detox/Rehabilitation by Dorothy Fox Elementary School"

I moved to Camas in Dec, 2019 with my family. I and my wife did a lot of search to find a house that is in a safe neighbourhood and has good schools for my kids. Most of my colleagues from "HP Inc." recommended Camas. We have been very fortunate and happy to make Camas our home.

When we heard about the proposal for establishing a rehabilitation centre next to Dorothy Fox Elementary School, our hearts literally sank. While we understand that these are required and necessary, we felt the location was totally inappropriate. A lot of kids (including mine) walk to the school and pass by the proposed centre daily. They regularly go to the park next to it for play.

We feel by opening a drug/detox rehabilitation centre, it puts the kids at a high risk to exposure to some of the activities. I do not want to generalise here, but even one incident can cause a life long trauma for the kids and family. Again, I know we cannot guarantee that even if this centre does not come up. But by putting this next to an elementary school, we are giving that a high chance.

With the safety and well being of all the kids around Dorothy Fox Elementary neighbourhood, I sincerely request you to reject the application to convert property in Camas, WA at 2213 NW 23rd Ave to a drug rehabilitation facility.

Sincerely yours,
Siddharth Chutkay.
(Mobile) 360 8393693
Address: 2551 NW 22ND AVE,
Camas, WA 98607.

From: Natalie Lyons <n.a.lyons@outlook.com>
Sent: Tuesday, March 16, 2021 4:09 PM
To: Sarah Fox
Subject: Discovery Recovery CUP - Written Community Statement

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City of Camas Hearing Examiner

City of Camas Sr. Planner – Sarah Fox

City of Camas Mayor Barry McDonnell and City Council Members

This comment is being submitted regarding the requested Conditional Use Permit for Discovery Recovery (2213 NW 23rd Ave). My family and I have been taxpaying residences of Camas since 2013 and have lived in the Prune Hill neighborhood, within a half a mile from the proposed addiction rehabilitation facility location, since 2018. As many of our neighbors have already emphasized, our primary concern for this facility is its incredible proximity to a public park with standalone unlocked bathrooms (open 24/7), elementary school, church, and thousands of family homes. Unfortunately, this is the WRONG location for this type of business. I do not believe I am the first neighbor to say this, but the reality is that it only takes one terrible situation to rock a community and ruin lives. Our children's safety should be the number one priority. I strongly believe that those needing help should be provided help but others safety needs to be taken into consideration as well. The City of Camas elected officials, staff, neighbors, and business owners owe it to each other and to our youth to provide a safe and secure community. Granting the permit for Discovery Recovery for this location we will be putting that at risk.

Thank you,

Justin & Natalie Lyons
1323 NW 28th Ave

March 16, 2021

City of Camas Planning Division
Attention: Sarah Fox
616 NE 4th Ave
Camas, WA 98607

Dear Ms. Fox:

I am writing to submit comments related to the application for a Conditional Use Permit from Discover Recovery at 2213 NW 23rd Avenue (File No. CUP21-01). I am a homeowner and parent in the Dorothy Fox attendance area and have concerns about the proposed conversion of the Fairgate assisted living facility to a drug rehabilitation center. In my opinion, there are too many risk factors involved with this business moving into this location, and the owners have not provided sufficient information regarding its operations, competency, and security. The City of Camas owes it to the community to further investigate and vet this business, which is part of a highly unregulated industry, before it is granted a Conditional Use Permit for the property.

There has not been sufficient time to consider the application of the owners and the potential effects on the neighborhood, and this decision, once made, cannot be reversed. There are various items that do not comply with each of the Criteria listed in the City of Camas Code of Ordinances, but in the sake of brevity I will refer only to Item E: that "The proposed use is consistent with the goals and policies expressed in the comprehensive plan."

From the Comprehensive Plan - "The purpose of the Camas Comprehensive Plan is to ensure that in 2035, the City remains vibrant and diverse and meets the needs of its residents." "In the year 2035, residents of Camas continue to appreciate their safe, diverse, and welcoming community." "In 2035, Camas continues to have an excellent school system, an asset that draws families to the community." There is nothing that the proposed use by Discovery Recovery will do to further these goals; in fact, there seems to be no positive effect on our community by it being allowed to open in this particular location. The center markets to out-of-state residents and therefore does not seem to plan to serve people struggling with addiction in our own community. It cannot ensure the safety of the surrounding community and has not even presented a reasonable safety plan. Its location on NW 23rd Avenue will reduce property values and impact the desirability of our neighborhoods and school. There are locations in other areas of the city where the potential risks can be better mitigated that would be a more appropriate fit for the facility. If the Fairgate building were not pre-existing, would the City allow it to be built today for this purpose? I would think that the request would be denied due to its location in the heart of a residential neighborhood, sharing a fence with a public park, a church which houses a preschool, and **an elementary school where over 80% of students live in the walk zone and are not provided with bus transportation to school.**

I do not write this letter in opposition to a rehab facility being built in Camas. Like most people, my family has been affected by addiction and lives have been lost. Effective and accessible programs are needed. However, in this case the proposed location presents too many risks and ultimately no

positives for the immediate community. The owners are from out of state and have only been in the rehab business for a few years. The information regarding safety, staffing, and oversight they provided to the community is almost laughable, and hardly reassuring or complete. Their medical director is located hours away and was placed on probation for 5 years for inappropriately and overprescribing opioids. They cannot guarantee that they will not house sex offenders. They state that they will create jobs, but also that at times they will only have 2 staff members onsite. Truly, where is the benefit to our community? Our children and neighborhood should not be the victims of a hasty decision. Surely, there must be an alternative.

I urge the City of Camas to do the following:

- Research current cases where cities have worked with ADA regulations while still denying applicants a particular location if it was not an appropriate fit.
- Complete due diligence and thorough research on the owners and the substance abuse rehabilitation industry in greater detail.
- Conduct a cultural fit scope and evaluate alignment with or disconnect to our values, mission, and vision of Camas, for now and in the future for any business like this.
- Deny Discover Recovery use of 2213 NW 23rd Ave, Camas, WA as a convalescent substance abuse rehabilitation home and work to find a more suitable location.

I believe that the City of Camas can and should work with the owners to find an amenable solution for a facility that will treat our local population, fit within the Camas 2035 Comprehensive Plan, and be placed in a location that will not cause increased risk to the most valuable asset in our community, our children.

Sincerely,



Rebecca Oates
3115 NW Ivy Circle
Camas, WA 98607

Exhibit 130
118 pages

DATE: March 16, 2021

TO: Mr. Joseph Turner, Clark County Hearings Examiner
c/o Ms. Sarah Fox, City of Camas Senior Planner

FROM: Brian Lewallen, Counsel (*pro bono*) on behalf of the Dorothy Fox Safety Alliance, LLC and Prune Hill Partners

RE: Comments Against Approving CUP21-01; Discover Recovery's Type III Conditional Use Permit Application for an Alcohol and Drug Treatment Facility (File No. PA20-48)

Dear Mr. Turner,

On behalf of the Dorothy Fox Safety Alliance, LLC and Prune Hill Partners, the purpose of this correspondence is to respectfully provide written comments and supporting exhibits that clearly highlight a broad range of troubling and problematic concerns associated with Discover Recovery's Type III Conditional Use Permit Application for an Alcohol and Drug Treatment Facility (referred to hereafter as "CUP 21-01") at 2213 NW 23rd Ave, Camas, WA 98607. Any one of these specific concerns, on its own merit, should be justifiable grounds for denying CUP21-01. However, there are a multitude of incurable problems presented by CUP21-01, including but not limited to: (i) detrimental impact to public welfare; (ii) injury to surrounding property and improvements; and (iii) the abject incompatibility an alcohol and drug treatment center use would have with adjacent sensitive uses (i.e., Dorothy Fox Elementary, Dorothy Fox Park), that, in the totality of the circumstances presented in this case, Discover Recovery's Type III Conditional Use Permit Application must be denied.

It is important to start out from the beginning that Dorothy Fox Safety Alliance fully supports substance abuse treatment facilities and acknowledge they provide a very important service to many who need or are seeking help. Further, those who are in treatment should be commended, supported and loved. Our comments will discuss some of the uncomfortable truths about addiction and associated behaviors. But, we share those only to explain the safety issues presented in this particular case by siting a treatment facility next to a school or park, or in a residential community. The comments are not meant to judge behaviors or propensities generally, rather they are shared to explain why this particular land use application should be denied.

Type III Conditional Use Permit Decisions Require the Highest Standard of Review

Camas Municipal Code (CMC) 18.55.030(c) states that, in part, "Type III decisions involve the greatest amount of discretion and/or evaluation of approval criteria."

The importance of the Hearing Examiner's decision on CUP21-01 cannot be overstated. Given the large outpouring of public safety concerns, the substantial impacts to the City of Camas, and the precedential effect this decision may have on future drug and alcohol treatment centers in Camas, CUP21-01 requires the greatest amount scrutiny and evaluation of the approval criteria. Discover Recovery is seeking a Type III Conditional Use Permit that has generated significant and substantiated concerns among almost 1,500 citizens to date, and continues to grow daily.¹ **2213 NW 23rd Ave, Camas, WA 98607 (the "Property") is surrounded by over two-thousand residential homes and is contiguous with an elementary school, community church, sports practice field and community park.** Material concerns among Camas citizens include, but are not limited to: deleterious public welfare and safety impacts, detrimental impacts to surrounding properties and injurious impacts to nearby City-owned improvements (for example, parents removing students from Dorothy Fox Elementary School for enrollment at other Camas School District schools or alternative learning environments), and the abject incompatibility of CUP21-01 with adjacent and surrounding property uses. When using the greatest amount of discretion and/or evaluation

¹ See the real time petition signature tracker at: <https://www.change.org/p/stop-drug-rehabilitation-next-to-dorothy-fox-elementary-school?signed=true>.

of approval criteria, as required by CMC 18.55.030(C), we strongly believe that the Hearing Examiner should deny CUP21-01.

Approval Criteria – CMC 18.43.050(A): Proposed Use Detrimental to Public Welfare

Locating Discover Recovery next to Dorothy Fox Elementary and Dorothy Fox Park and within the Prune Hill residential zone is detrimental to public safety and welfare for many reasons:

1) Direct access to the Dorothy Fox and Its Students

Siting an alcohol and drug treatment center adjacent to Dorothy Fox Elementary and Dorothy Fox Park increases public safety risk and is simply not good planning policy for the City of Camas. For example, Discover Recovery's property adjoins to the school's sports field and track where kids play and walk during each school day. Potential detox patients would have easy physical access to school grounds or the adjacent city park where kids play on the playground. If a patient left the treatment grounds without permission or unsupervised (which happens at their Long Beach, WA facility) during the school day, Dorothy Fox would likely have to institute a lockdown to protect its students until the situation was resolved, causing not only a safety hazard, but also a significant disruption to student learning. Also, many children walk to school and would use the sidewalks in front of Discover Recovery to make their way to and from school on a daily basis. Potential patients would also have easy access to interact with these children. As noted in comments below, patients at the Long Beach, WA Discover Recovery facility often play unsupervised in the streets or yard, are smoking, yelling and swearing in public view. Dorothy Fox students would be subjected to that behavior, including violent and security issues, on a daily basis.

For further support of this comment, please see the verified letter of an anonymous resident who voluntarily checked into a drug detox center and witnessed behaviors and activity that were wholly inappropriate for exposure to children. **Attached as Exhibit A.**

2) According to Discover Recovery's own website, patients exhibit violent behaviors. (Medical studies also state that addicts exhibit higher rates of violent behaviors)

- **Higher rates of violence among people suffering from meth addiction.** According to their website (discoverrecovery.com), "Some of the most common health problems noted in people who come to a meth addiction treatment center Washington include: Anxiety; Insomnia; Mood Disturbances; Aggressive or violent behavior; increased blood pressure and/or irregular heartbeat. In addition to these physical symptoms, meth addicts often experience a range of psychological symptoms, including: Hallucinations; Paranoia; Delusions."
- **Higher rates of violence among people suffering from PTSD and Addiction.** According to their website, "Comorbid PTSD and addiction are associated with a more complicated treatment course, an increased rate of physical health problems, higher suicide rates, an increased risk of violence and more legal problems. People battling both PTSD and addiction are also less likely to adhere to treatment and require more specialized treatment for good outcomes."
- **Higher rates of violence among people suffering from Alcoholism.** According to their website, "drinking excessively reduces self-control and makes an individual more likely to act violently towards loved ones. Alcohol consumption is associated with aggressiveness, impulsiveness, mood changes, and impaired thinking."

- 3) Residents around the Long Beach facility also have complained about public safety issues and wanted to share their story in our comments.
 - See three citizen resident letters attached as **Exhibit B**:
 - Patients playing the streets
 - Loud, profanity
 - Increased traffic strains
 - Smoking
 - Patients Trespassing on Neighboring Properties (running through their yard)
 - Dumping garbage
 - Lack of Privacy
- 4) Long Beach Police Reports at Discover Recovery describe significant and serious public safety issues
 - See Police Reports attached as **Exhibit C**:
 - Call 19-3509: Suicidal man with pair of scissors; cutting himself
 - Call 20-0416: Breakdown at rehab center
 - Call 20-6088: Patient leaving treatment center without permission, intoxicated, smoking marijuana, possibly crack
 - Call 20-6171: Violent behavior
- 5) Personal case studies explain that siting alcohol and drug treatment facilities in municipalities increases crime rates and causes significant public welfare concerns
 - See Costa Mesa, CA case study from one of our Alliance members attached as **Exhibit D**.

Approval Criteria – CMC 18.43.050(A): Proposed Use Injurious to Property or Improvements in Vicinity

Beyond the reasons noted above which also show injury to property and improvements, the proposed site for Discovery Recovery will be injurious to surrounding properties and improvements because:

- 1) Parents will remove their children from Dorothy Fox and seek other public schools or other alternative learning opportunities (e.g. homeschool; private school)

Almost 50 individual parents or citizens signed a petition that they would move, transfer or pull their student from Dorothy Fox if the alcohol and drug treatment facility was sited next to Dorothy Fox. The exodus of children from Dorothy Fox would put an added strain on surrounding public schools (i.e., Prune Hill Elementary) that would have to accommodate many students seeking a boundary exemption for safety and public welfare reasons. See petition signatories and comments to petition attached as **Exhibit E**.

- 2) Property valuations would significantly decrease with the introduction of an alcohol and drug treatment center

It is a widely accepted fact that property valuations are significantly injured by the presence of an alcohol and drug treatment center in the vicinity.

See **Exhibit F** – Email from local relator stating that property values would decrease by an estimated 8%

See **Exhibit G** – “The Effect of Substance Abuse Treatment Centers on Property Values”. Concluding that homes within 1/8 of a mile from a treatment center sell for approximately 8% less than comparable homes located further away.

See **Exhibit H** – Expert Witness Report of Bennie Waller, Ph.D. Stating on page 4 that a substance abuse treatment facility can negatively impact property values by 8% to 17%.

*** It is important to note also, that the diminution of property values on and around the Prune Hill area would also lead to the loss of property tax revenue for the City of Camas, and any student flight from Dorothy Fox or Camas School District would lead to the loss of some state and federal funding to support the school.

Approval Criteria – CMC 18.43.050(C): Proposed Use Is Incompatible With Surrounding Land Uses²

But for Fairgate Estate being there, the City of Camas planning department would never intentionally place an alcohol and drug treatment center at that location. A substance abuse treatment center use is wholly incompatible with its surrounding uses, one of which is particularly sensitive.

This Type III Conditional Use Permit Application for an Alcohol and Drug Treatment Facility is really just a situation where the “conditional use” pendulum for a particular commercial property is simply swinging too far beyond any sense of reasonableness or prudence. At first, Fairgate Estate was approved for conditional use as a bed and breakfast, and although the pendulum swung slightly away from its original intended use, on its face it made sense from a compatibility standpoint among its surrounding uses. Later, Fairgate Estate was approved for conditional use as an elderly assisted living community. Again, the pendulum swung a bit further from the sites’ originally intended use, but still was compatible with its surrounding uses. Now, applicants seek to swing the pendulum beyond reason to obtain authority for conditional use as an alcohol and drug treatment center. That particular use is wholly incompatible with Dorothy Fox and a city park which are adjacent to and ready accessible by those who might seek treatment at that location. While an alcohol and drug treatment center might be a compatible use within some residential zones, generally, it just is not compatible in this particular case where a school and park are so closely situated thereto. Again, but for Fairgate Estate’s building being there, CUP 21-01 would not exist. No one with any sense of reason would intentionally seek to site a substance abuse treatment center next to an elementary school. The uses are simply incompatible with one another.

Other miscellaneous incompatibility citations:

CMC 9.32.050(A)(2): Public disturbance noises. The following shall be considered public disturbance noises: The making of any loud or raucous sound within one thousand feet of any school, hospital, sanitarium, nursing or convalescent facility, which unreasonably interferes with the use of such facility, or with the peace, comfort or repose of persons therein.

In light of the evidence attached, it is beyond reasonable to conclude that Discover Recovery would unreasonably interfere with the school and the peace of students attending such school.

Approval Criteria – CMC 18.43.050(A): Appropriate measures have been NOT taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located

Discover Recovery’s explanation of taking appropriate measures to minimize possible adverse impacts on the surrounding area is wholly insufficient given the public welfare and safety, injuries to property and improvements and other concerns raised in these comments. Applicants simply offer a short traffic study and a brief discussion on minimizing noise associated with commercial vehicles, and prohibiting parking of patient vehicles and visits by patients’ families. Then, Applicants offer the unsubstantiated yet declarative statement that “Accordingly, Applicant has taken appropriate measures to minimize possible adverse impacts that the proposed use may have on the surrounding area of the Property.”

² Previous comments and exhibits are incorporated by reference into this section.

While traffic is a concerning impact, it is way down the totem pole of serious impacts brought to Prune Hill by Discover Recovery. Dorothy Fox Safety Alliance strongly believes that the CUP21-01 application should be denied because it has not taken any measures, let alone appropriate ones, to mitigate or eliminate the significant concerns addressed in these comments.

Precedential Effect This Decision Will Have On Future Conditional Use Applications for Substance Abuse Centers

Finally, Dorothy Fox Safety Alliance is very concerned about the precedential effect this particular land use decision will have on future efforts to place substance abuse treatment centers in the City of Camas. We are concerned about the precedent created if CUP 21-01 is approved where, among other things:

- 1) It is sited right next to clearly incompatible and sensitive uses (i.e., a school and park) and where patients would have direct access to students at Dorothy Fox and children playing in the park;
- 2) There is clear evidence of police reports at Discover Recovery's other location involving patients' violent behavior, patients leaving the site without permission or supervision, and alcohol and illegal drug use in public spaces;
- 3) Residents adjacent to the other Discover Recovery location complain of patients trespassing, dumping garbage, yelling, swearing and playing in local streets;
- 4) 50 parents have said they would leave the area and/or Dorothy Fox Elementary;
- 5) 1500 Camas citizens have signed a petition against siting Discover Recovery at that location; and
- 6) The Applicants have not addressed one of these concerns, let alone all of them in their Application.

Approving CUP21-01 under these circumstances would set the precedent that future applicants could site a substance abuse treatment center almost anywhere in Camas.

For the forgoing reasons, Dorothy Fox Safety Alliance, LLC and Prune Hill Partners respectfully ask the Hearing Examiner deny CUP 21-01 restore peace, security and safety for Dorothy Fox Elementary, Dorothy Fox Park and the residents of Prune Hill and Camas generally.

Respectfully submitted,

/s/

Brian Lewallen
Counsel, *pro bono*, submitted on behalf of
Dorothy Fox Safety Alliance, LLC and Prune Hill Partners

EX. A

16 March 2021

Dear Camas City Officials,

I am writing this to substantiate that the attached letter is from a fellow resident of the NW Prune Hill neighborhood. Given the author of the attached letter wishes to remain anonymous due to the very personal nature of the letter's content, I will refer to this person as "The Author." I have known The Author for the entire three years that I have resided in this neighborhood. Furthermore, The Author and I have spoken at some length about the experiences The Author has described within the attached letter, which I received directly from The Author. As a fellow veteran of over 14 years with frequent interaction with The Author over that time, I find The Author's testimony, both in person and in this letter, to be credible and genuine.

I appreciate and applaud The Author's courage and valor in sacrifices made for our country, the honorable way in which The Author's recovery was achieved, and for coming forward with this important and very personal story of recovery. I also share The Author's well-founded safety concerns over the inappropriate placement of a drug rehabilitation/detoxification center next to an elementary school, church, public park, and in the middle of a dense family neighborhood.

I would be happy to answer any questions you may have about the authenticity of this letter.

A handwritten signature in blue ink, appearing to read "James P. Rogers", with a stylized flourish at the end.

James P. Rogers
2237 NW Utah Court
Camas, WA 98607

15 March 2021

Dear City of Camas,

Please allow me to briefly share my experiences with detox/recovery centers to highlight my concerns with putting one right next to an elementary school, church, park and in the middle of a neighborhood.

I am a 15-year veteran who served honorably during one of the most violent periods of the war against terror. I was an Infantry Platoon Sgt. During a convoy mission we were struck by a IED after 30 minutes I collapsed from my injuries and was evacuated with life-changing injuries which I am still dealing with today.

To manage the debilitating pain, My doctors prescribed me pain medicine "opioids". Prior to this, I wouldn't even take Tylenol as I didn't want any side effects. In 2014 I started noticing my dependance upon them and checked myself into rehabilitation center just like the one proposed on Prune Hill for a 14-day detox. **During my time at the facility, I witnessed the following behaviors that are incompatible with safety and decency in the surrounding area:**

- The roughly 20% of residents not yet ready to get "clean" cause all of the problems (Some were going through treatment for at least a 2nd time)
- **Violence I witnessed**
 - Arguing every day, including yelling at staff and each other
 - Physically fights between residents . Tolerance levels go way down when going thru this.
 - Verbal and sometimes physical arguments towards staff. It happen but was immediately dealt with and was not tolerated. People that were there in there first few days were going thru a terrible time in their life and for some that ment taking it out on other people to include staff. The issue is there was constantly people coming and going. Some had finish the program so they would leave but the same day people would check in so it seems like there were always people there going thru a tough time when you would do things you normally would never do and for others it seemed like that was the life they lived and being aggressive was normal. But either way you are in a period of your life where the last thing you need around are children.
 - Local law enforcement called to the facility
- **Security issues I witnessed:**
 - In-patients hopped the facility fence and obtained illicit drugs
 - 24/7 cameras & Staff were there, but sometimes ineffective against addictive motivations
 - One person would watch the staffs patterns and then act like a sentinel for other
 - Doors were locked at night, but that didn't stop breaches
 - 30 minute bed checks won't matter—they just aren't frequent enough. Plus I feel as though if you need to have bed checks are you there for

the right reasons. Most of recovery is on you and if you need to be guarded maybe you are not there for the right reasons things like employment, marriage issues or being court ordered. Recovery will never work unless the person is done with drugs and many times they are not that is why they go Several times.

- Breaches occurred even though staff were there 24hrs a day. When people are at rehab for all the wrong reasons they will do almost anything to just feel normal again. The physical and mental pain that goes along with getting clean is very hard to describe and for some they just can't make it. So the staff did the best they could but issues came up it seems like everyday.

- **Behavior inappropriate for Children to be exposed:**

- All of the above behaviors
- Heavy cigarette use outside – daily smoking breaks are used as a crutch toward recovery and is one of the few things in-patients get to look forward to
- Vulgar and coarse language from those in an altered and aggravated mental state
- I saw in-patients do things you wouldn't imagine that are inappropriate to even discuss in public or around families
- Unstable Behavior:
 - Inhibitions are lowered and one's mental state is obviously altered
 - Addicts conduct themselves in ways they normally wouldn't
 - The most shocking behaviors came from those recovering from heroin and meth use

I received some of the most difficult training and experiences the United States Army had to offer, including many combat situations. I am self-disciplined and mentally tough. However, getting clean was definitely the most difficult thing I've ever faced in life. The grips of addiction on behavior is overwhelming at times especially going thru detox. That is why I believe that rehab facilities are necessary. This is also why I know that our most vulnerable, our children, should not be exposed to people going through some of the most difficult and unpredictable experiences one can endure. There just has to be a better place for this facility then right in the middle of our community. Therefore, based upon my personal experiences, and as a father of two teenagers, I implore you to see the obvious folly in putting a drug detox/rehab center right next to a grade school, public park, and church. The facility is needed but it should be done somewhere individuals can focus in on the program and getting there life back.

I fought for our safety in Iraq—now please fight for our children's safety here in heart of our neighborhood where they live, play, and learn.

Sincerely,

Concerned father and resident of Prune Hill for over 10 years. I hope the person who is making this decision understands the effect it would have on our hill and our community. No matter what safety precautions are taken there always is possibilities of things occurring that none of us want around our children not to mention our community I also understand things could happen without this facility but In my view why make a decision that gives the opportunity for things to go wrong. In our current world safety of our children and communities should be first I n the list of things to do. I also want to say I have been clean for years now and I have a lot of people to thank for that like my community and the city of Camas. It gave me somewhere safe to raise my family it allowed my children to get good educations. Allowing a facility of this nature to be put right in the middle of our community next to our school next to our park and finally next to one of our churches will change the whole direction of this community and it just doesn't seem prudent.

P.S., please forgive my remaining anonymous due to the very personal nature of my testimony. If validation of this letter and my first-hand experience is required, I will be happy to provide that in a more discrete manner.

Ex. B

RE: Discover Recovery

Dear City of Long Beach,

Through reading an article in the Chinook Observer we found out about the proposed expansion of Discover Recovery. We are currently the homeowners [REDACTED] in front of this business. [REDACTED] When we moved here it was a very quiet road where there was very slim to none foot traffic, traffic, commotion, and noise. We chose to move forward with buying [REDACTED] from the previous owners because of the location, as we live in [REDACTED]

We are unable to attend tonight's meeting regarding the proposed lot in question at the end of 8th Street Northeast as we are out of town. However, we would still like to voice our concerns regarding this matter. This new business has filled the street with unwanted commotion. There is no fence up for our privacy or their client's privacy when they are outside. Their clients will play outside on the road in front of our driveway and even if they aren't playing in front of our driveways, they are very loud, and profanity can be often heard. Their outside hours also happen late at night, the traffic doesn't slow down at night either. There is language used by their clients that we prefer our children not hear so we try to limit our children's outside time to our backyard. All the smoke breaks always cause smoke to smell strongly on our lot due to the number of smokers at one time. In the summer, this gets particularly bad and will drift into the home while windows are open. Our neighbor has a camera and, on several occasions, has caught client's in her yard. The reason, I am not sure, and even if it was to gather a ball, they should not be in our lot. Last Monday, one of our renter's noticed one of the clients wander to our driveway and then saw them deliberately walk up to our renter's trash can to place a bag of garbage in the trash can. We just found out who to voice our concerns to at Discover Recovery and will be contacting them to request this not happen again. These are now out of our control, but therefore we hope that there will be no expansion. Since we have moved here, we see deer, eagles, birds and bears in our area and know that a bear resides very near to, if not in, the lot in question. This same bear (and family) have also been more active in our area since they moved in. They even had to build a shed to house their trash can as their trash can would always be opened and trash spread by the bear. Although they have since fixed this "problem" it took a long time. For us having a bear is not a nuisance but rather a reflection of the beautiful area that we live in. We take precautions with our garbage to avoid this from happening.

We are very concerned that Discover Recovery could possibly be buying this lot and expanding their recreational area. To us this means that the noise, people, and smoke would only be moved even closer to our home and the wildlife's home. Please consider our concerns when making your decision. This is not a matter of not agreeing with business's such as Discover Recovery, we believe they are very necessary and grateful such places exist, but we also strongly believe that this should be a more controlled outside/surrounding setting for their clients as well as neighbors which is not what we have experienced thus far.

Sincerely,

2/17/2020

City of Long Beach,

I am unable to attend tonight's meeting regarding the proposed lot in question at the end of 8th North. I have been a homeowner on the end there for the past 19 years and think it is important to voice my concerns regarding the expansion of Discover Recovery. We had no choice in the matter of them coming into the neighborhood but we should have a say in this expansion as it will effect the neighborhood greatly.

We were promised many things by Milt Parham who was the building director at that time before the doors were to open at this facility, firstly a neighborhood meeting, a full fence around the building 8/10 ft. building facelift, strictly male attendance, no court appointed clients, windows would have a special covering for privacy and a tight lid on noise control. So forward a year and upon looking at the building, traffic has increased, there is no fence up for neighbors privacy or clients, the poor buildings roof is leaking something fierce, there is loud talking outside/playing ball on the streets at times with yelling but mostly profanity in our once quiet neighborhood which has several young children and a park nearby where children play. I've had residents in my yard on several occasions caught on camera. So in saying this, I have great concern as to how an expansion would be a positive for our neighborhood, besides foreseen noise of a recreational area that can house up to 40 residents, I see no benefit, only much negative, house values going down and losing what I've considered my "Happy Place" for all these years. From what I can make of the land lines, the property would begin in the middle of the road on the end and go back 400 ft, that's a huge lot on top of the large lot they now own. My understanding when I moved here was that the end property was a wetland and not city owned, perhaps that has changed? Another worry is for the eco system and habitation that now reside there, bears, deer, eagles, birds are frequently seen. Will it drive them out 😞

When you say recreational area, what does that refer too? How will you manage noise control, will there be a limit on the number of people out there, again this is the biggest fear when the previous promises have yet to be fulfilled. Would they be able to expand their building to recreate more rooms for residents in the future? The property that the center owns now seems plenty big to work with for an adequate outside area. The fence should have been top priority, patients stare over when they are out there and it makes me very uncomfortable, all in all I love my neighborhood/families, but I don't see this as a positive or benefit for the families on this street and neighboring streets, I hope the city will seriously consider how this would not benefit the neighborhood and try to put themselves in our shoes, is this a facility you would choice to live or move by, we are already here so not much choice, but hopefully an expansion can be stopped to preserve the future of our street.

Thank you for your time

To City of Long Beach

This letter is in response to the possible sale of land on 6th ST N. by the city of Long Beach

When the neighborhood learned of the sale of the nursing home we were told the new owner (Discovery Recovery) would be working with the neighbors. We have never had the neighborhood meeting promised to work with the owner to be a good neighbor.

When I purchased my home on 6th ST one of the things I heard about it was the quiet neighborhood and the respect all the neighbors have for everyone. We have enjoyed having the deer, bear, beaver and other animals that live in the yard along with the numerous visitors of birds that visit. WHO has contacted?

Since the rehab has started I have experience people taking at Discovery Recovery coming thru my yard since the fence that was proposed has never been completed. Some of the fences installed has blown over during wind storms it is now leaning into our yard. The neighborhood has experience people yelling, throwing items, perhaps not contained and dragged into yards. Clients going thru neighbors yards and have been seen on easements. Traffic has increased in the area. People have been observed smoking in and out of windows. It has been my understanding that the most clients go for at the facility have been 20, with a license for 40. I can only expect more issues to occur.

The land proposed for sale would double the land the rehab already currently uses. The building appears to be unhealthy for anyone to live in. There are 6 pumps on the roof to help maintain the water level on the roof. I have heard staff talking about leaks in the building where leaks have not been before and they covered this black roof with many gallons of silver paint.

It is my understanding the land proposed to purchase is not land. Therefore, is the plan to build it up to only build a house for outside activity or to later use it to build a new house? If by making any changes to the current method will this cause more water issues on the land around it?

There are concerns over this possible sale

1. Increase noise level (people yelling, swearing, ball bouncing)
2. Increased traffic and traffic noise
3. Poor maintenance
4. Land value decrease
5. Disrespect for neighbor's property
6. The animals that call the east land area home.

With all these concerns would you welcome this in your neighborhood?

Thank you for your attention to this matter



To City of Long Beach:

This letter is in response to the possible sale of land on 8th ST N. by the city of Long Beach

When the neighborhood learned of the sale of the nursing home we were told the new owner (Discover Recovery) would be working with the neighborhood and never had the neighborhood meeting promised to work with the center to be a good neighbor.

When I purchased my home on 8th ST one of the things I loved about it was the quiet neighborhood and the respect all of the neighbors have for each other. I have enjoyed having the deer, bear, beaver and other animals stroll thru the yard along with numerous varieties of birds that visit. Will this continue?

Since the rehab has opened I have experienced people living at Discover Recovery running thru my yard since the fence that was promised has never been completed. Some of the fence installed has blown over during wind storms. It is now leaning into our yard. The neighborhood has experienced people throwing items, garbage not contained and dragged into yards, clients going thru neighbors yards and have been seen on camera. Traffic has increased in the area. People have been observed climbing in and out of windows. It has been my understanding that the most clients so far at the facility have been clients with a license for 40. I can only expect more issues to occur.

The land proposed for sale would double the land the rehab already currently uses. The building appears to be unhealthy for anyone to live in. The building on the roof to help maintain the water level on the roof. I have heard staff talking about leaks in the building where leaks have not been before and the black mold with many gallons of Kilz paint.

It is my understanding the land proposed to purchase is wet land. Therefore, is the plan to build it up to only build a lawn for outside activity or to build a new center? If by making any changes to the current wetland will this cause extra water issues on the land around it?

There are concerns of this possible sale:

1. Increase noise level (people yelling, swearing, ball bouncing)
2. Increased traffic and traffic noise
3. Poor maintenance
4. Land value decrease
5. Disrespect for neighbor's property
6. The animals that call the wet land area home.

With all these concerns would you welcome this in your neighborhood?

Thank you for your attention to this matter

Ex. C

Date	5/26/2019
Time In	1747
Time Out	1811
Location	800 Washington Ave N.
Officer	MP
Town	LB
Call Number	19 - 3506
Activity	Disturbance
Search	
Description	<p>Dispatched to a report of a suicidal man with a pair of scissors. He was reported to be cutting himself.</p> <p>Arrived and contacted Gary M. Brown (DOB: 09/26/92) who was upset, but not suicidal. He sometimes hurts himself to simulate the rush of heroin. (which is why he is at 800 Washington Ave N.)</p> <p>He was very cooperative and went with Medix willingly to OBH. Call transferred to 3L2 once Gary was on his way to OBH.</p>

<u>Date</u>	1/21/2020
<u>Time In</u>	1030
<u>Time Out</u>	1100
<u>Location</u>	800 North Washington
<u>Officer</u>	FRW
<u>Town</u>	LB
<u>Call Number</u>	20 - 0416
<u>Activity</u>	Aid Call
<u>Search</u>	
<u>Description</u>	Report of a male subject having a breakdown at the rehab center. Made contact with Taylor J. Hulburt, 11-01-94. Called Mobile Crises and they came and he agreed to go to OBH. I gave him a ride there. He was not suicidal or a threat to himself. 3L4 on scene.

Date | 10/7/2020

Time In | 2127

Time Out | 2239

Location | Discover Recovery - 800 Washington Avenue N

Officer | EC

Town | LB

Call Number | 20 - 6088

Activity | Welfare Check

Search |

Description | Discover Recovery requested a welfare check on voluntary patient, Mira A. House (DOB: 9-9-2000)(1 Jefferson Parkway Apt #71 Lake Oswego OR 97035 (503)541-9864) who walked away from the facility after consuming alcoholic beverages today. I conducted a check of the area and contacted the RP. I was advised that House was last seen in the area of 11th Street NE. I contacted a subject standing in front of the residence at 200 11th Street NE and was advised that House was inside and obviously intoxicated. A few minutes later, House exited the residence along with Melonie N. Story (DOB: 11-10-1978). House was obviously intoxicated and was having difficulty walking. Story assisted me with escorting House to my patrol vehicle. I transported House back to Discover Recovery. Upon arrival, I released House back into the treatment center's care. While I was still on-scene, House attempted to depart on foot again and was detained by the treatment center medical staff. House then laid down on the ground and appeared to pass out. I requested medical aid to the scene. While waiting for aid to arrive on-scene, House sat up and stated she wanted to remain at Discover Recovery. House provided a PBT sample resulting in a .198 BAC. House then walked back into the treatment center. An Oregon DOL and WACIC/NCIC check was conducted on House. I cleared and parked in front of the Long Beach Fire Department. A short time later, House ran from the treatment center again and fell down after running into a tree across from LBFD. House admitted to drinking alcohol today, smoking marijuana, and possibly smoking crack. House claimed she was a previous victim of sex trafficking. House was detained per ITA, medically restrained, and transported by ambulance to OBH. I responded and remained at OBH until ER staff advised they no longer needed police assistance.

Date	10/12/2020
Time In	1807
Time Out	2004
Location	800 Washington; Discovery Recovery
Officer	ME
Town	LB
Call Number	20 - 6171
Activity	Malicious Mischief
Search	
Description	<p>Zaidi, Courtney B. from previous log was breaking things in her room and walking around the facility. RP stated that she pushed him as well. RP did not want Mal Misch or Assault charges pressed.</p> <p>I made contact with Zaidi who kept stating "just take me to jail," "What do I have to do for you to take me to jail?" Zaidi went back into her room and started breaking the dressers and I ITA'd her for Danger to Property. I stayed at OBH since Courtney kept cussing at the ER staff and kept trying walk around the facility. I stayed until her family decided to take her back to the treatment center since MHP stated they would not evaluate her until she was sober.</p>

Ex. D

Our experience from Costa Mesa, California.

Most research will be based on data, i.e. numbers and statistics. But numbers and statistics don't take into account the quality of life changes for residents in neighborhoods where Rehab and Sober Living Homes (SLH) set up shop. Once the city opens the floodgates by permitting one licensed rehabilitation facility next to a school, it becomes impossible to prevent further and similar events from happening around the city. It sets precedence that's impossible to roll back, and every SLH and rehabilitation center knows this.

We recently relocated resident from Costa Mesa, California in search of a better quality of life including a safer neighborhood. I will tell you what can happen to your neighborhood based on our personal experience from the second largest concentration of rehab and sober living homes outside of Malibu in California. Rehab facilities are just the starting point, but what most don't understand is treatment doesn't stop with rehabilitation; that's just the beginning. Follow up treatment almost always requires a second stage in what is known as a Sober Living Home (SLH), where former rehab patients learn to reintegrate into society with structure. Once a rehab center moves in, there will be follow on SLH that will pop up because the rehab is now a source of 'customers'. Some are legitimate businesses, while others fly under the radar. Because of the status of the residents of a SLH, they are even more difficult to prevent from moving into the neighborhood as they use the FHA and ADA laws to their advantage.

Once the city of Costa Mesa began issuing permits for rehabilitation in residential communities, they opened the floodgates. Now Costa Mesa is one of the largest location of rehab centers and sober living homes in California (second only to Malibu). Within a period of five years, the neighborhood (and city) changed drastically, as rehabs and SLH's set up shop at a rapid pace. The influx of rehab and sober living homes was overwhelming. Patients were recruited through brokers and brought in from everywhere, including out of state. Once their insurance benefits ran out, regardless whether their treatment was successful or not, these centers and homes put patients out on the street. This is known as "curbing" and there was no law or requirement that they return former patients to their originating location. Penniless and homeless, they turned to petty crime, breaking into cars, stealing from open garages, pilfering mail or porch-pirate package stealing, even breaking into homes, all to fund their drug habit.

Drug dealers moved into the area, and local motels became ground zero as drug distribution centers for drug addicts around the community. The local drug dealer population swelled with males on bikes with backpacks, shuttling drugs around, often doing deals in local community parks where children play. Seeing someone high on drugs, walking down the middle of the street shirtless in a zombie-like state, or someone passed out on a neighbors lawn became a regular occurrence. Noise, emergencies, and disturbances from residents at all these rehab and sober living homes became the norm with frequent police and emergency service visits. The police department was overwhelmed and underfunded, and often wouldn't respond to petty theft crimes (especially package stealing even when surveillance video caught the thief's in the act). The city of Costa Mesa, just one example city, is now desperately trying to close the floodgates and put the proverbial water back in. It's too late.

Studies will be flung about showing that drug treatment centers do not increase crime over a local liquor store. Don't be fooled, these studies focus on violent crime, such as armed robbery, something most residents will never experience. They overlook what residents are more likely to encounter on a frequent basis: petty crime, homelessness, vagrancy.

Most drug treatment centers are for-profit enterprises that are only sustainable when beds are filled – that's their motivation. Don't be fooled: these facilities, even in Camas, aren't for "CEO's and wealthy individuals" – it's for whomever is paying for space, and a CEO or wealthy individual isn't going to go to a "no frills" treatment center (as described by the founder of Discover Recovery). Once treatment concludes or a patient's insurance runs out, there is no law, no requirement, no obligation for Discover Recovery to ensure that former patient is returned to their original location. And Discover Recovery has no community ties to Camas or the local area, based in Long Beach, Washington nearly 2 hours away. When you fail to take into account that there's an elementary school and community park mere feet away in both directions, there's a lack of sensibility to the community, because this is profit driven for both the operators and the city.

Don't take my word for it – look at the crime increase in nearly all categories

Crime rates in Costa Mesa by year														
Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Murders (per 100,000)	16 (5.4)	↓0 (0.0)	↓1 (0.0)	↓1 (0.0)	↓1 (0.0)	↓4 (0.0)	↓4 (0.0)	↓1 (0.0)	↓0 (0.0)	↓1 (0.0)	↓1 (0.0)	↓1 (0.0)	↓3 (0.0)	↓0 (0.0)
Rapes (per 100,000)	↓30 (27.1)	↑39 (65.5)	↑39 (65.8)	↓27 (24.6)	↑34 (30.6)	130 (27.0)	132 (28.4)	↑↑46 (40.0)	↑↑45 (39.9)	↑↑53 (46.7)	↑↑60 (52.7)	↑61 (53.9)	↑75 (65.6)	162 (45.6)
Robberies (per 100,000)	↓123 (111.0)	↓77 (70.1)	↓120 (110.2)	↓114 (103.5)	↓83 (84.2)	↓83 (74.6)	↓83 (73.7)	↓94 (83.5)	1120 (108.5)	1122 (107.5)	↑145 (127.4)	↑128 (113.0)	↑110 (96.2)	↑104 (91.2)
Assaults (per 100,000)	↓147 (132.6)	↓142 (126.3)	↓190 (174.5)	↓182 (147.1)	↓112 (101.4)	↓114 (102.5)	↓135 (119.8)	↓111 (98.6)	↓153 (135.7)	↓210 (185.1)	↓206 (181.0)	↓171 (151.0)	↓156 (136.4)	↓156 (136.8)
Burglaries (per 100,000)	↓524 (472.8)	↓509 (463.4)	↓515 (473.8)	↓515 (468.5)	↓459 (414.8)	↓524 (471.8)	↓668 (593.1)	↓512 (455.0)	1573 (506.6)	↑899 (815.1)	↑735 (645.6)	↑620 (547.4)	↑515 (450.2)	↑450 (394.6)
Thefts (per 100,000)	12,449 (2,210)	12,426 (2,206)	12,547 (2,338)	↑2,557 (2,321)	↑2,454 (2,222)	↑2,743 (2,486)	↑3,050 (2,708)	↑2,748 (2,442)	↑2,583 (2,280)	↑↑3,558 (3,130)	↑↑3,296 (2,896)	↑↑3,158 (2,788)	↑↑2,975 (2,601)	↑↑2,834 (2,378)
Auto thefts (per 100,000)	1407 (967.2)	1401 (965.1)	↓304 (279.2)	↓248 (225.1)	1282 (255.4)	1267 (240.0)	↑361 (320.5)	↑296 (263.0)	↑308 (271.5)	↑↑467 (411.5)	↑↑578 (508.7)	↑↑520 (459.1)	↑302 (264.1)	↑355 (311.3)
Arson (per 100,000)	↓11 (9.9)	↓9 (8.2)	↓12 (11.0)	↓14 (12.7)	↓10 (8.1)	↓14 (12.8)	↓24 (21.5)	↓13 (11.6)	↑18 (16.0)	↑18 (15.9)	↑↑29 (25.9)	↓12 (10.8)	↑17 (14.8)	↑18 (14.0)
City-Data.com crime index	243.2	225.3	247.5	225.5	210.4	222.4	251.4	229.8	240.0	309.8	320.1	285.5	270.6	246.6

The City-Data.com crime index weighs serious crimes and violent crimes more heavily. Higher means more crime. U.S. average is 270.6. It adjusts for the number of visitors and daily workers commuting into cities.

↓ - means the value is smaller than the state average.

1 - means the value is about the same as the state average.

↑ - means the value is bigger than the state average.

↑↑ - means the value is much bigger than the state average.

Now, do you really believe this belongs next to a school and residential park? Do you really think Camas will remain safe in the long term?

Cx. E

change.org

Dorothy Fox Safety Alliance

Recipient: Camas Hearing Examiner

Letter: Greetings,
Dorothy Fox: Move, Transfer, or Pull Student

Signatures

Name	Location	Date
Dorothy Fox Community Safety	US	2021-03-11
M V	Camas, WA	2021-03-11
Stuart maxwell	Vancouver, WA	2021-03-11
Sarah Yabui	Camas, WA	2021-03-11
Kristen Maxwell	Camas, WA	2021-03-11
Janae Naron	Camas, WA	2021-03-11
Deborah Ghazali	Camas, WA	2021-03-11
Rui Meng	Federal Way, WA	2021-03-11
Maggie Koch	US	2021-03-11
Kristen Thomas	Camas, US	2021-03-11
Rachel Best	Camas, WA	2021-03-11
Natalie Lyons	Vancouver, WA	2021-03-11
Karen Hawkins	Beatrice, NE	2021-03-11
Toni Hamilton	Detroit, US	2021-03-11
Oakley Uriarte	Los Gatos, US	2021-03-11
Tonya Gustafson	Camas, WA	2021-03-11
Brian Lanier	Camas, WA	2021-03-11
Andy Webb	US	2021-03-11
Shugang Ge	Camas, WA	2021-03-11
Pam and Bruce Thompson	Camas, WA	2021-03-11

Name	Location	Date
Heather Gulling	Vancouver, WA	2021-03-11
Jamie Kobrzycki	Vancouver, WA	2021-03-11
Yonghong Fa	Camas, WA	2021-03-11
Ling Bao	Vancouver, US	2021-03-11
Shuang Li	Camas, WA	2021-03-11
Yun Liang	winter park, FL	2021-03-11
Harold Gowing	Camas, WA	2021-03-11
Cheri Emery	Vancouver, WA	2021-03-12
Doug Coggeshall	Beltsville, MD	2021-03-12
Brian Wiklem	Gresham, OR	2021-03-12
Emilia Fuke	Camas, WA	2021-03-12
Elsbeth Morita	Camas, WA	2021-03-12
Siddharth Chutkay	Camas, WA	2021-03-12
Angie carter	Camas, WA	2021-03-12
Lancy Gao	Hillsboro, OR	2021-03-12
Jackie Moulthrop	Vancouver, WA	2021-03-12
Kim Yu	Camas, WA	2021-03-12
Cheryl Payton	Camas, WA	2021-03-12
Yoshie McClanahan	Camas, WA	2021-03-12
Hannah Rogers	Gresham, OR	2021-03-13
Teresa Pitre	US	2021-03-13
Ariadna Ontiveros	Thomasville, US	2021-03-13

Name	Location	Date
Grace Burke	Lake In The Hills, US	2021-03-13
Erendira Gonzalez	Ontario, CA	2021-03-13
Ariel Garcia Garcia	bayamon, US	2021-03-13
Joyce Stovall	Vancouver, WA	2021-03-13
Dave Schoonover	Fountain Valley, CA	2021-03-13
Robert Pallari	Vancouver, WA	2021-03-13
Peter Lu	Camas, WA	2021-03-14

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Dorothy Fox Safety Alliance

Recipient: **Camas Hearing Examiner**

Letter: **Greetings,**

Dorothy Fox: Move, Transfer, or Pull Student

Comments

Name	Location	Date	Comment
Hiking Mom	Camas, WA	2021-03-11	"If the CUP is approved, this could put our community at risk. We moved here to be by a good school and be in a safe neighborhood. If this facility brings uncertainty of safety or puts our family at risk, at all, by attending the school or surrounding recreation areas we will not send our child to Dorothy Fox and will likely relocate to a safer neighborhood. The City of Camas should think long and hard about this application and the future of the neighborhood and Dorothy Fox."
M V	Camas, WA	2021-03-11	"Also moved here to live in a safe and secure neighborhood free of the increased issues that this would likely bring. I'm fortunate to be employed with a remote position so, we would likely leave Camas completely. This sets a city wide precedent and could easily happen around other schools or neighborhoods in the future if approved. Camas is nice but nothing is worth any amount of increased risk to my family or children."
Rui Meng	Federal Way, WA	2021-03-11	"We will absolutely move out of Camas."
Heather Gulling	Vancouver, WA	2021-03-11	"I am very concerned about the lack of concern the owners have put forth about being in this location. I am concerned about the security and whether mental health physicians will be onsite to help with co-morbidities that so often come with addiction. I am concerned about where patients who leave are being taken, and where they go if they just walk out."
Shugang Ge	Camas, WA	2021-03-11	"Being a practicing doctor locally for over 15 years, I understand how easy things could go wrong with patients during detoxification. Put a detoxification facility next to an elementary school is like "placing a rock next to an egg" and hoping nothing will happen. Think proactively and do not lead this community to disintegration."
Yun Liang	winter park, FL	2021-03-11	"This is not appropriate and safe for kids around the school!"
Cheryl Payton	Camas, WA	2021-03-12	"I value and appreciate the need for well run drug detox facilities, but do not think it is appropriate next to an elementary school. I also have concerns about the proposed staffing and management of the facility. My kids walk to and from school and spend free time at the park next to the proposed location, and I would no longer be comfortable with them doing that if this business goes in."
Yoshie McClanahan	Camas, WA	2021-03-12	"I'm signing this petition for safety of the children in the community and yes, we would consider moving."
Hannah Rogers	Camas, WA	2021-03-13	"We moved to Camas three years ago specifically for our three young kids to grow up with safe neighborhood and schools. I live a few hundred feet from the proposed site and have hard time trusting that any company could promise zero incidents year and after year etc. this is where we planned to raise kids through high school. I cannot accept one safety incident living so close. Rehabs bring risk - how much how little can be debated but I cannot

Name	Location	Date	Comment
			entrust my kids safety to a for profit business with out of town owners."

Ex. F

From: Reno Warren <renowarren@kw.com>
Date: March 15, 2021 at 5:00:16 PM PDT
To: James & Hannah <emailjandh@gmail.com>
Subject: Home Values

Hello Mr. & Mrs. Rogers,

Thank you for your inquiry regarding your future home value with the inclusion of a Substance Abuse Treatment Center possibly opening near you.

As beneficial it may be to those receiving care within the treatment facility, it will most likely have a negative impact on your home value, as well as the other homes near the facility, particularly those within a one to two mile radius. Our estimates would indicate up to an 8% or more drop from what the market would otherwise bear.

If you have any questions please let me know.

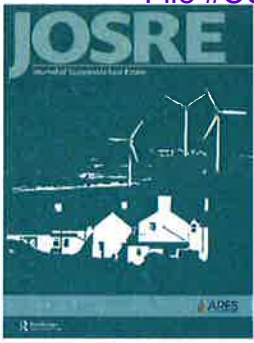
Sincerely,

Reno Warren

Keller Williams

(360) 513-2999

Ex. G



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"Not in My Backyard": The Effect of Substance Abuse Treatment Centers on Property Values

Claire La Roche, Bennie Waller & Scott Wentland

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“Not in My Backyard”: The Effect of Substance Abuse Treatment Centers on Property Values

Authors Claire R. La Roche, Bennie D. Waller, and Scott A. Wentland

Abstract Residential treatment centers offer the most intense form of treatment for substance abuse and are often embedded in residential neighborhoods. As a result of the Patient Protection and Affordable Care Act, the number of treatment centers has been forecasted to burgeon. We examine the external effect of residential rehab centers on nearby real estate. As addiction treatment centers are planned, a common response of nearby property owners is “not in my backyard” (NIMBY). Using a large MLS dataset from central Virginia, we estimate the impact of substance abuse treatment centers on nearby home prices and liquidity (as measured by time on market). We find that a neighboring treatment center is associated with an 8% reduction in nearby home prices, and that this discount is magnified for treatment centers that specifically treat opiate addiction (as much as 17%).

The primary residence is perhaps the greatest single investment made by an individual and the mantra “location, location, location” is an ever-present concern of a prospective buyer. Before purchasing a home, a savvy buyer will frequently research the community and the school system, as well as the crime statistics. When homeowners are made aware of an application for a special use permit for the possibility of an addiction treatment center being located in their neighborhood, initial concern for personal and household safety, followed by the stark realization that home values in their neighborhood may be adversely affected, almost always lead homeowners to the universal response of “not in my backyard” (NIMBY). The typical opposition to a proposed substance abuse treatment facility is based on two visceral concerns: an increase in crime risk and a related decrease in property values. The primary purpose of this paper is to examine the latter claim empirically, determining whether there is significant evidence that treatment centers have a negative impact on nearby real estate.

Ex ante, it is not clear that substance abuse treatment centers will adversely impact neighboring real estate, which motivates our empirical examination of this externality. On one hand, there may be a priori reasons to suspect that treatment facilities will not have much of an impact on neighboring real estate. Locating addiction treatment centers in residential areas has become commonplace.

Treatment centers tend to be inconspicuous and may have blackout curtains and minimal signage (or no sign). The housing is often gated and locked at a certain time of the day. Generally, clients enrolled in residential treatment programs are not allowed to interact with the “locals” of the neighborhood or leave the premises. Under current law (discussed in the next section), despite their challenges, residential treatment centers have relatively few limitations on where they are sited.

On the other hand, like many negative externalities or NIMBY issues, there are reasons to suspect that rehab facilities may adversely impact neighboring real estate. Substance abuse is a multifaceted health issue and many patients in residential treatment have a dual diagnosis: a mental health issue and an addiction (Connery, 2011). The Substance Abuse Mental Health Services Administration (SAMHSA, 2008) surveyed 14,423 facilities in 2008 and had a response rate of 94.1%. The SAMHSA survey indicated that 39% of the clients in treatment centers had a dual diagnosis. In addition, concurrent alcohol and drug addiction accounted for approximately 45%, while clients in treatment solely for drug abuse accounted for 34%–36% and 18%–20% of the patients only abused alcohol (SAMHSA, 2008).

One consequence of locating drug and alcohol rehabilitation centers in residential areas is that patients in substance abuse treatment programs frequently leave or are administratively discharged before successful completion. At some point, experts say that, “relapse is an almost unavoidable—and potentially useful—step in recovery” (Shaffer, 2012). For many, intensive residential treatment is a “last resort.” A healthy family of an addict will decline to “enable” negative behavior and, instead, will insist that the alcoholic/addict experience the “consequence” of the decision to use again and refuse treatment. In other words, the family will often not offer any form of financial support and the addict will have to fend for himself or herself. In addition to having a substance abuse disorder and possibly a dual diagnosis, those who relapse and leave treatment prior to completion often have limited job skills and perhaps even a criminal record—factors that make employment a challenge. Thus, as a practical matter, nearby neighbors may have valid concerns that the presence of a treatment center will be accompanied by additional unemployed or even homeless addicts on the street near the area in which the treatment center is located. This perception of elevated risk in these areas may then be reflected in the market prices of nearby real estate.

The likely occurrence of relapse combined with the probability of criminal charges and/or convictions associated with substance abuse corroborates the argument that the presence of a treatment center may bring objectionable consequences into a community. The purpose of this paper is to use market data to assess whether there is substantial evidence of nearby real estate being adversely impacted by the presence of treatment centers, consistent with the potential risks that proximity to these facilities may bring. As a clear-cut NIMBY issue, this paper contributes to the broader literature of examining the market effects of specific externalities or environmental factors in real estate. Our study contributes to the literature by being the first to examine the effect of substance abuse treatment centers on the

surrounding real estate market and, more generally, adding to our understanding of external factors that impact home prices.

Substance Abuse Treatment: Salient Issues, Recent Trends, and Related Literature

It is anticipated that the impact of the July 1, 2014 changes to insurance coverage under the Affordable Care Act (ACA) will cause the number of treatment centers to burgeon and thus, a study of the effect of nearby addiction treatment centers on real estate is timely. Prior to investigating treatment centers' effects on nearby real estate, it is crucial to understand the background of substance abuse treatment and why the current issues motivate the examination of potential real estate externalities.

Although accurate statistics of drug or alcohol disorders are difficult to obtain, according to a Harvard Medical School Special Health Report, between 15% and 28% of Americans will have a substance use disorder sometime during their lifetime and this estimate does not include addiction to nicotine (Shaffer, 2012). Residential treatment has become a more common way to treat addiction and, like many areas in healthcare services, residential rehabilitation has become a growth industry.

Broadly speaking, there are three types of treatment centers: intensive outpatient program (IOP), inpatient treatment, and partial hospitalization program (PHP). Typically, IOP treatment centers offer each client nine hours of group therapy, one hour of individual therapy, and one hour of case management (managing auxiliary services) per week. IOP clients either live in a halfway house or at home with strict guidelines established by their primary therapist. Although halfway houses can vary greatly, they generally have full-time house managers and mandatory, random urinalysis. Inpatient programs require clients to live at the facility in which all treatment takes place and may either be freestanding or hospital-based. PHP, also known as the "Florida model," is a hybrid version of inpatient treatment and intensive outpatient treatment: individuals go to a counseling center during the day, and after a full day of therapy sessions return to off-site housing located in a neighborhood. Behavioral health technicians work at the off-site facilities around the clock.

Mandatory addiction treatment (commitment) does not exist under the law. An addict must choose to be in a recovery program. It is interesting to note that all three of the substance abuse treatment models include the possibility of group housing in neighborhood settings.

Projected Increase in SUD Treatment Facilities: MHPAEA and the ACA

The Patient Protection and Affordable Care Act (PPACA), also known as Obama Care, made sweeping changes to Mental Health/Substance Use Disorder

(MH/SUD) insurance coverage that went into effect on July 1, 2014. To understand the ramifications for residential treatment centers, it is necessary to briefly examine the legislative history of MH/SUD insurance coverage. Prior to July 1, 2014, the high cost of MH/SUD treatment meant that it was only available to patients with (or whose families have) considerable means, or those whose health insurance provided coverage. The Mental Health Parity and Addiction Equity Act of 2008 (MHPAEA) attempted to address the unequal treatment of MH/SUD health insurance coverage and legislated equal treatment between MH/SUD benefits and medical/surgical benefits. If a plan had MH/SUD coverage, then it must be on par with the medical/surgical benefits offered under that policy. The MHPAEA did not mandate that an insurance policy must cover MH/SUD and only applied to group health plans sponsored by employers with 50 or more employees. Both individual and small employer group policies were specifically exempted from coverage (MHPAEA Fact Sheet).

The PPACA mandates that MH/SUD coverage be included in marketplace health insurance policies as an “essential health benefit” as of July 1, 2014 (MHPAEA Fact Sheet). The effect of inclusion of MH/SUD coverage as an essential health benefit is that the MH/SUD parity rules now apply to non-grandfathered individual and small group plans (Beronio, Po, Skopec, and Glied, 2013). With expansion of the “parity rules” and inclusion of MH/SUD coverage as an essential health benefit under the ACA, it is anticipated that the number of patients having access to expensive addiction treatment options will grow exponentially, as will the number of treatment centers.

Antidiscrimination Housing Laws

When a proposed treatment center is sited, concerned members of the community frequently pressure lawmakers or hire attorneys, causing treatment centers to fight protracted legal battles that attempt to prevent the opening of the center. However, numerous laws hinder such NIMBY efforts, providing legal basis for treatment centers to be located just about anywhere. There are several federal laws that prohibit discrimination in housing based on a “disability” and define disability as: “Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment” (HUD).

Substance abuse disorders are clearly recognized disabilities and thus are covered under fair housing laws. Federal housing laws that prohibit disability-based discrimination and ensure equal housing opportunities are briefly discussed below.

Fair Housing Act. The Fair Housing Act (FHA) was designed to prohibit discrimination in housing. In 1988, the FHA was amended to include persons with handicaps to the protected classes under the FHA, 42 U.S.C. §3604(f)(3)(B). The definition of “handicap” under the FHA is very broad, and drug addiction and alcoholism are considered to be disabilities that are covered. The FHA also has a provision (42 U.S.C. §3604(f)(9)) that permits the exclusion of those “whose tenancy would constitute a direct threat to the health or safety of other individuals or ... would result in substantial physical damage to the property of others.” Thus,

the FHA does not protect an individual currently using illegal drugs or a person with a conviction of distributing or illegally manufacturing a controlled substance.

The FHA covers almost every aspect of a real estate transaction. According to the Act, it is illegal to discriminate in the sale or rental of a dwelling against a person with a disability. Thus, an alcoholic/addict cannot be denied housing based solely on his or her addiction. The Act does permit ‘‘reasonable local, State or Federal restriction regarding the maximum number of occupants permitted to occupy a dwelling’’ 42 U.S.C. §3607(b)(1). This exemption is for living space per occupant and is intended to promote health and safety, not exclude group homes from residential areas.

Although a person with a conviction for dealing or illegally manufacturing a controlled substance is not protected under the FHA, a drug distribution conviction does not automatically exclude a person from invoking the Rehabilitation Act or the Americans with Disabilities Act.

Rehabilitation Act. §504 (45 CFR Part 84) of the Rehabilitation Act of 1973 prohibits any entity from receiving federal funds from discriminating on the basis of a disability. Drug addiction and alcoholism are covered under this act as well. Communities have attempted to use zoning laws to exclude treatment centers. Under §504, if a community’s zoning regulation excludes substance abuse treatment centers, that community risks losing its federal funds.

Americans with Disabilities Act. Among other things, the purpose of Title II of the Americans with Disabilities Act (ADA) is to eliminate discrimination in housing against people with disabilities. This Act has further reach than §504 of the Rehabilitation Act because the receipt of federal funds is not required for Title II of the ADA to apply.

Zoning and Case Law. Zoning regulations create perhaps the biggest barrier to entry for a substance abuse center. As a practical matter, when considering a proposed site for a treatment center, the owners prefer to avoid spending a lot of time and money fighting a protracted court battle associated with a zoning ordinance. This mindset, however, did not stop a significant case from being appealed to the United States Supreme Court by Oxford House, a self-supporting, resident-run, residential treatment program. In the landmark case of *City of Edmonds v. Oxford House, Inc.*, et al., 514 U.S. 725 (1995), the City of Edmonds attempted to use an occupancy restriction in a zoning ordinance to exclude treatment centers from residential areas. The zoning ordinance in question allowed an unlimited number of related persons to live in a home and attempted to restrict the number of unrelated persons living in a single-family dwelling to five. The City of Edmonds claimed that the §3607(b)(1) exemption to the FHA applied to the city’s zoning ordinance. In a 5–4 decision, the Supreme Court held that a zoning ordinance that defined a family in such a way as to exclude treatment centers was unlawful. The ordinance was not a maximum occupancy provision but a provision describing who may compose a ‘‘family’’ and, thus, it violated the FHA. This case was a critical victory for the ‘‘Oxford House Model’’ because this community-based treatment program leases houses located in upscale neighborhoods across the U.S.

The bottom line is that there must be a “rational basis” for zoning regulation to be valid and localities have consistently been prohibited from discriminating against substance abuse treatment centers. Absent drastic changes to the laws outlined above, it is clear that residential centers are here to stay, and that if challenged in court, NIMBY proponents will have an uphill battle. Thus, given the growth trends in this industry, the potential risks posed to neighbors, and the laws that protect the treatment centers’ rights to locate almost anywhere, what is the consequence for real estate when a treatment center is located in one’s “backyard,” so to speak?

Related Literature in Real Estate

Researchers have long recognized that numerous externalities impact the marketing outcomes of residential real estate. These externalities may include, for example, neighboring pollution,¹ or even the condition of adjoining or nearby properties and/or the tenant’s behavior living in such properties. Real property has intangible benefits or disamenities, which are determined largely by public perception and capitalized into the pricing and marketing duration of residential properties. Furthermore, negative externalities are likely to significantly impact the marketing outcomes of properties in close proximity to the properties being marketed for sale, as well as impact the desirability of the overall neighborhood. Such “stigma” events are likely to be correlated with an exodus of higher income residents causing a “snowball” effect in declining property values (McCluskey and Rausser, 2003).

There are a number of researchers who analyze the degree to which external or neighborhood factors, both positive and negative, are capitalized in residential real estate marketing outcomes. For example, Thaler (1978) finds a negative relationship between neighborhood crime rates and property values. Gibbons (2004) finds an inverse relationship between vandalism and property values in London. As one would expect, robbery and aggravated assault rates have a significant and negative impact on property values (Ihanfeldt and Mayock, 2010). Pope (2012) found that decrease in crime rates had a positive effect on property values, particularly in those cities with substantial decreases in crime rates. Using a microspatial approach, Rosiers (2002) examined the impact of the visual encumbrance of power lines on property value and finds that on average it negatively impacts value by approximately 10%, but increases to 14% in areas where setback in property lines are less.

As a result of the recent economic and housing collapse, there are several studies that have examined the impact of foreclosed properties. Foreclosed properties may present a variety of negative effects on neighboring properties, including (but not limited to) the “eyesore effect” where neighboring foreclosures that have long been vacant adversely impact the aesthetic appeal of the neighborhood. Such studies include Harding, Rosenblatt, and Yao (2009), Lin, Rosenblatt, and Yao (2009), Daneshvary, Clauretie, and Kader (2011), Daneshvary and Clauretie (2012), and Agarwal, Ambrose, Chomsisengphet, and Sanders (2013). Generally, these studies find negative neighborhood spillovers from foreclosed or distressed properties.

A review of the literature does not reveal any specific examples of residential drug rehabilitation centers and their impact on neighboring property values. However, there is analogous literature of undesirable neighbors impacting property values. For example, Congdon-Hohman (2013) finds a significant and negative effect on home values located within one-eighth of a mile of a methamphetamine lab. The effect dissipates both as time passes after the discovery of and distance from a meth lab. Reichert, Small, and Mohanty (1992) estimate the impact of landfills on nearby real estate, finding a negative impact when located within several blocks of an expensive housing area. They find an effect that ranges from 5.5% to 7.3%, depending on the distance from the landfill. Indeed, the authors find that the percentage impact on older, less expensive properties to be significantly less (3%–4%) relative to the more expensive properties. Similarly, Hite, Chern, Hitzusen, and Randall (2001) find significant differences in property values located within 3.25 miles of a landfill.

Other studies have shown that a variety of other external factors affect real estate market outcomes. Coulson and Leichenko (2001) find that designated properties, as well as neighboring properties, are significantly impacted by historical designations. Other examples include the impact of registered sex offenders on the marketing outcomes of neighboring properties. Three recent studies have examined the impact as to the proximity of registered sex offenders. Most recently, Wentland, Waller, and Brastow (2014) found that close proximity to sex offenders rendered large price and liquidity effects, declining but significant out to one mile. The authors also found amplified effects for homes with more bedrooms, a proxy for children, and whether the nearby offender was convicted of a violent sex offense. Linden and Rockoff (2008) found significant reductions in home prices across radii of less than 0.1 miles and 0.1 to 0.3 miles when an offender moves in. Pope (2008) found properties located within 0.1 miles of a sex offender significantly reduced home values.

Data

We use residential real estate data from a multiple listing service (MLS) located in central Virginia, including Richmond and other surrounding areas. MLS data are critical for any externality study, particularly those that analyze both time on market and price, because it contains both the list date and sell date (or withdraw date) of residential properties, while tax data and other publically available data usually only include the property's date of sale. This is critical because nearby amenities or disamenities may be capitalized into a home's price, liquidity, or some combination of the two. In this study, we examine both. While the expected sign of living near a potential disamenity is likely negative for the price estimates, the estimated impact on liquidity is theoretically ambiguous. While the disamenity may lower the arrival rate of potential buyers, lengthening the time on market, the seller may be willing to discount the home in part to counteract this effect.

The sample is composed of listings in the residential real estate market over approximately a decade, between 2001 and 2011. The initial housing data contains 207,793 observations (including both sold and unsold properties). Among others,

Levitt and Syverson (2008) point out that MLS data are entered by real estate agents and can be incorrect or incomplete. The data were carefully examined in light of common issues prevalent in the data. After culling for incomplete, missing or illogical data that suggest data entry errors or extravagant outliers, the final data set consists of approximately 194,983 homes on the market, with approximately 111,580 that eventually sold.² The MLS data include numerous property characteristics (square footage, bedrooms, baths, age, acreage, etc.) and, of course, each property's location.

Our MLS data are a fairly representative housing market in the U.S., which includes urban, suburban, and rural sales. Richmond is a medium-sized city located in the eastern part of central Virginia and the MLS covers much of the "Greater Richmond" area (or Richmond MSA). The average property in this MLS has a listing and selling price of \$263,641 and \$242,116, respectively. The average listed property was 25 years of age, with 2,143 square feet, 3.6 bedrooms, and 2.4 bathrooms with an average time on market of 85 days. During this time period, there were 36 substance abuse treatment centers located within the broader region encompassing the listings in our data, and nine were located within the city limits of Richmond specifically.³ See Exhibit 1 for additional descriptive statistics.

The primary source of the treatment center externality is its proximity to a given home on the market. Intuitively, there is likely an increasing NIMBY sentiment as the proximity to the center is closer in distance. Thus, we compute the distance from a given home in the MLS and each treatment center, using address data to code the longitude and latitude from which the straight-line distance is calculated using the great-circle formula. While NIMBY does not literally refer to one's "backyard," it is usually taken to mean very close proximity, but the definition of what qualifies as "very close proximity" may be different depending on the person and the issue. Below we examine the effect of nearby substance abuse treatment centers on nearby real estate, using different spatial proximities (e.g., 0.175 miles, 0.15 miles, and 0.125 miles) as a robustness check.⁴

Empirical Methodology

Our primary goal is to isolate the effect of a treatment center on neighborhood real estate outcomes. Numerous studies have examined other neighborhood externalities, using a variety of empirical approaches.⁵ Initially, we focus on a treatment center's effect on the sale price and liquidity of a home, utilizing a cross-sectional OLS hedonic pricing model as the baseline. While hedonic pricing models are commonly used to determine the value of specific property attributes and surrounding (dis)amenities by estimating marginal effects on the sale price of the property,⁶ we also explore a simultaneous equation model to account for the joint determination of both price and liquidity. The purpose of exploring multiple approaches is to demonstrate that the results are not particularly sensitive to the choice of modeling technique.

Baseline OLS Hedonic Models

Beginning with a simple cross-sectional approach, we provide a baseline estimate of the effect of a nearby substance abuse treatment center, employing a traditional

Exhibit 1 | Summary Statistics

Variable	Mean	Std. Dev.
List Price (\$)	263,641	142,300
Sale Price (\$)	242,116	127,608
Time on Market (in Days)	85.45	79.99
Rehab Center (Dummy Var. = 1 if the home is near a rehab center (distance specified in each table), 0 otherwise)	0.0003	0.02
Age (in Years)	24.99	26.16
Acreage	0.79	1.91
Square Feet	2,143.29	888.25
Bedrooms	3.60	0.77
Bathrooms	2.38	0.82
Foreclosure (Dummy Var. = 1 if foreclosure, 0 otherwise)	0.02	0.12
Number of levels	1.83	0.65
Pool (Dummy Var. = 1 if the home has a pool, 0 otherwise)	0.05	0.23
Basement (Dummy Var. = 1 if they have a basement, 0 otherwise)	0.17	0.38
Short Sale (Dummy Var. = 1 if short sale, 0 otherwise)	0.02	0.13
Tenant (Dummy Var. = 1 if it has a tenant at listing, 0 otherwise)	0.03	0.16
Vacant (Dummy Var. = 1 if the home is vacant, 0 otherwise)	0.36	0.48
Taxes	1,779.95	1,311.74
HOA Fees (Dummy Var. = 1 if it has HOA fees, 0 otherwise)	0.32	0.47
Listing Density	64.41	577.40
Competition	582.22	1,062.08

Note: Location and year fixed effects summary stats omitted.

hedonic model that accounts for heterogeneous characteristics of both homes and their locations. We estimate the following functional forms:

$$SP_i = \varphi_P(X_i, LOC_i, T_i, TOM_i) + \varepsilon \quad (1)$$

and

$$TOM_i = \varphi_T(X_i, LOC_i, T_i, LP_i) + \varepsilon, \quad (2)$$

where SP_i is a vector for property selling price,⁷ LP_i is a vector for property listing price X_i is a vector of property specific characteristics,⁸ LOC_i is a vector for location control using ZIP Codes (see below), T_i , the variable of interest, equals

1 if a treatment center is located nearby of a given home, and is 0 otherwise, TOM_i is the time on market (in days), which the literature also calls marketing duration or a measure of liquidity, and ε is an error term that is heteroskedastic-consistent and clustered by ZIP Code.⁹

Hedonic analysis of the housing market requires some control for spatial heterogeneity because location itself is a key source of differences in housing prices. The goal is to disentangle specific proximity to a treatment center from broader location differences that explain real estate prices. Following numerous studies in the real estate and urban economics literature, we chose ZIP Code fixed effects to control for unobserved heterogeneity *across* these areas so that the explanatory variables' effects are identified from variation *within* a given area (or even in a given year, as is the case for time fixed effects). In effect, our results may then be interpreted as the treatment center's effect on home prices given comparable homes within the same ZIP Code, but located further away. In this sense, we are attempting to disentangle the broader location effect from the proximity to a treatment center by essentially comparing homes within a certain ZIP Code. Further, we explore alternative location controls (census tracts, block groups, and blocks) in a similar vein, as well as altering the control group itself by confining it to narrow bands around a rehab facility. Appropriate location controls can disentangle the negative externality effect from simply a "bad neighborhood" or "bad part of town" effect.

Simultaneous Equations Approach: System Identification

Numerous studies in real estate and urban economics model price and time on market in a simultaneous system (like 2SLS or 3SLS) given likely joint determination of these factors. A seller can always lower price to increase liquidity, and vice versa. Yet, a home's sale price and time on market are determined by virtually identical factors. Econometrically, this creates an identification problem because if one wants to model this simultaneity with a system of equations, then, by definition, such a system could not be identified using identical exogenous variables. While a number of empirical studies acknowledge this simultaneity,¹⁰ Turnbull and Dombrow (2006) and Zahirovic-Herbert and Turnbull (2008) have identified a novel way of overcoming this identification problem through their incorporation of variables that represent market conditions from other listings on the market. Below we summarize a solution to this identification issue, as we utilize an adapted form of this approach to model price and liquidity in a simultaneous system.

Following Krainer's (2001) search market model, one can model a home's expected liquidity, $E[TOM]$, (measured as a home's marketing duration or time on market) and expected house sale price, $E[SP]$, as simultaneously determined and implicitly defined as:

$$F(E[SP], E[TOM], T, X, LOC, C) = 0, \quad (3)$$

where T is an indicator of whether a home is near a rehab treatment center, X is a vector of house (and market) characteristics, LOC is location controls, and C are neighborhood market conditions. The latter variable, C , represents neighborhood market conditions that have an ambiguous external effect on local properties. On one hand, when the number of nearby homes that go on the market increases, the supply of additional homes on the market ought to negatively impact the price and liquidity of a nearby home (i.e., "a competition effect"). On the other hand, the increased traffic generated from additional nearby homes on the market could actually positively impact a home's price and liquidity, which is termed "a shopping externality effect." Empirically, the sales price and time on market can be represented as separate functions with jointly distributed stochastic errors ε_p and ε_T :

$$SP = \varphi_p(TOM, T, LOC, X, C) + \varepsilon_p \quad (4)$$

and

$$TOM = \varphi_T(SP, T, LOC, X, C) + \varepsilon_T. \quad (5)$$

The vector C (i.e., market conditions or neighborhood competition) and another vector, L (i.e., listing density), are the keys to Turnbull and Dombrow's (2006) solution to over-identifying this system of equations (since equations 3 and 4 are not yet identified). Neighborhood competition, C , is a measure that accounts for "nearby houses for sale as long as each competing listed house overlaps with the period that this house is on the market, inversely weighted by the distance between the houses to reflect the assumption that nearby houses will have stronger effects on the sale of this house than houses that are farther away" (Zahirovic-Herbert and Turnbull, 2008).¹¹ Listing density, L , is similarly defined as "the measure of competing overlapping listings per day on the market" (Zahirovic-Herbert and Turnbull, 2008), where: $L(i) = \sum_j (1 - D(i, j))^2 \{\min[s(i), s(j)] - \max[l(i), l(j)]\} / s(i) - l(i) + 1$. Essentially, both measures capture neighborhood market conditions by quantifying the marketing overlap of nearby homes on the market simultaneously, however, listing density is weighted by time on market. Turnbull and Dombrow (2006) point out that a change in competition while holding selling time constant is also the partial derivative with respect to listing density (and it is easy to see that $\partial \varphi_p / \partial C \equiv \partial \varphi_p / \partial L$). Therefore, we can rewrite our system of equations to reflect:

$$SP = \varphi_p(TOM, T, LOC, X, L) + \varepsilon_p \quad (6)$$

and

$$TOM = \varphi_T(SP, T, LOC, X, C) + \varepsilon_T. \quad (7)$$

Both L and C vectors uniquely identify the simultaneous system. Further, we supplement this approach by using different location controls across equations.¹² We estimate the system of equations (5) and (6) using three-stage least squares (3SLS) in the next section to generate a coefficient estimate of the effect of a nearby treatment center on price and time on market. We model simultaneity using a 3SLS approach because it incorporates an additional step with seemingly unrelated regression (SUR) estimation to control for correlations between error terms.¹³

Alternative Specifications and Robustness

While the baseline results include location controls, an additional way to isolate the treatment effect of a rehab facility is by limiting the control group to homes closer to rehab facilities more generally (i.e., omitting observations sufficiently far from any rehab facility). Methodologically, the comparison is then between homes that are near a rehab treatment facility and homes just outside a given range. Specifically, we explore the effect of a rehab center (within 1/8 mile) on nearby real estate as compared to similar homes further out (i.e., within 1.5 miles, 1 mile, and 2/3 mile, respectively). This approach allows us to further homogenize location as a robustness check, and to provide additional evidence that the external effect is specific to the rehab facility, and not simply the part of town in which it is located.

We also examine whether facilities that only treat opiate addicts (commonly known as methadone clinics) have a larger impact on nearby real estate. Clinics that treat heroin or prescription addicts, for example, often use buprenorphine or methadone as part of the rehabilitation process. Nearby residents may perceive patients who are still intoxicated, albeit at a lower dose, as an elevated crime risk. Approximately half of the 36 treatment centers in our sample only treat opiate addiction (hereinafter referred to as methadone clinics). We examine whether nearby real estate is more affected by methadone clinics specifically.

Results

Baseline OLS Results

The baseline OLS results provide evidence that nearby treatment centers adversely impact surrounding home values, but have little if any impact on property liquidity. Estimating equations (1) and (2), Exhibit 2 shows that this adverse effect is not qualitatively sensitive to the choice of the definition of “nearby.” Column 1 shows that the presence of a rehab center within 0.125 (1/8) miles is associated with

Exhibit 2 | Effect of a Nearby Rehab Center on a Home's Price and Liquidity: Baseline OLS Results

	Dependent Variable: $\ln(\text{Sale Price})$		Dependent Variable: $\ln(\text{Days on Market})$			
	(1)	(2)	(3)	(4)	(5)	(6)
Rehab Center ≤ 0.125 Mile	-0.0796** (-1.97)			-0.0513 (-0.28)		
Rehab Center ≤ 0.15 Mile		-0.0623** (-2.20)			0.1101 (0.76)	
Rehab Center ≤ 0.175 Mile			-0.0517** (-2.49)			0.1190 (1.10)
$\ln(\text{Age of Home})$	-0.0649*** (-19.07)	-0.0649*** (-19.07)	-0.0649*** (-19.08)	0.0213*** (2.71)	0.0213*** (2.71)	0.0213*** (2.71)
Acreage	0.0206*** (13.39)	0.0206*** (13.39)	0.0206*** (13.39)	0.0203*** (4.47)	0.0203*** (4.46)	0.0203*** (4.46)
Sq. Ft.	0.0003*** (15.38)	0.0003*** (15.38)	0.0003*** (15.38)	-0.0000 (-0.50)	-0.0000 (-0.50)	-0.0000 (-0.50)
Bedrooms	-0.0075 (-0.99)	-0.0075 (-0.99)	-0.0075 (-0.99)	0.0441*** (5.06)	0.0441*** (5.07)	0.0441*** (5.06)
Bathrooms	0.0390*** (6.30)	0.0390*** (6.30)	0.0390*** (6.30)	-0.0517*** (-5.34)	-0.0517*** (-5.34)	-0.0517*** (-5.33)
Foreclosure	-0.1691*** (-20.60)	-0.1691*** (-20.60)	-0.1691*** (-20.60)	-0.3936*** (-15.90)	-0.3938*** (-15.91)	-0.3939*** (-15.93)
Number of Levels	-0.0055 (-1.17)	-0.0055 (-1.17)	-0.0055 (-1.17)	0.0419*** (4.93)	0.0418*** (4.93)	0.0418*** (4.93)
Pool	0.0334*** (3.61)	0.0334*** (3.61)	0.0334*** (3.60)	0.0060 (0.18)	0.0060 (0.18)	0.0060 (0.18)
Basement	0.0418*** (3.15)	0.0418*** (3.15)	0.0418*** (3.15)	0.0045 (0.23)	0.0046 (0.23)	0.0046 (0.23)

Exhibit 2 | (continued)
Effect of a Nearby Rehab Center on a Home's Price and Liquidity: Baseline OLS Results

	Dependent Variable: $\ln(\text{Sale Price})$		Dependent Variable: $\ln(\text{Days on Market})$			
	(1)	(2)	(3)	(4)	(5)	(6)
Short Sale	-0.0935*** (-12.68)	-0.0935*** (-12.68)	-0.0935*** (-12.67)	0.3775*** (18.07)	0.3775*** (18.08)	0.3775*** (18.07)
Tenant	-0.0815*** (-10.10)	-0.0815*** (-10.10)	-0.0815*** (-10.10)	0.2479*** (11.82)	0.2479*** (11.81)	0.2479*** (11.81)
Vacant	-0.0279*** (-6.56)	-0.0279*** (-6.56)	-0.0279*** (-6.57)	0.1207*** (7.44)	0.1207*** (7.43)	0.1207*** (7.43)
Taxes (\$)	0.0001*** (6.81)	0.0001*** (6.81)	0.0001*** (6.81)	-0.0000 (-1.23)	-0.0000 (-1.23)	-0.0000 (-1.23)
HOA Fee	0.0715*** (7.11)	0.0715*** (7.11)	0.0715*** (7.11)	-0.0690*** (-3.26)	-0.0691*** (-3.26)	-0.0690*** (-3.26)
$\ln(\text{Days on Market})$	0.0003 (0.21)	0.0003 (0.21)	0.0003 (0.21)			
$\ln(\text{List Price})$				0.6486*** (9.34)	0.6487*** (9.34)	0.6487*** (9.34)
Constant	11.4723*** (171.71)	11.4723*** (171.70)	11.6581 (0.07)	-5.6213*** (-6.69)	-5.6222*** (-6.69)	-5.6225*** (-6.69)
Location Controls (ZIP Code)	✓	✓	✓	✓	✓	✓
Year Fixed Effects	✓	✓	✓	✓	✓	✓

Notes: This table presents results of hedonic OLS models showing the effect of a nearby (i.e., within 0.125 mile, 0.15 mile, and 0.175 mile) rehab facility on a property's sale price and time on market (errors clustered by ZIP Code). *T*-statistics are in parentheses. The number of observation in columns 1–3 is 117,187; the number of observation in columns 4–6 is 206,420.

* Significant at the 10% level.

** Significant at the 5% level.

*** Significant at the 1% level.

approximately an 8% reduction in home values. The corresponding impact on time on market is not statistically significant at any conventional level, providing initial evidence that the externality is primarily capitalized into home prices, rather than liquidity. Indeed, columns 2 and 3 show that homes sold for approximately 6% or 5% less if they were located within 0.15 miles or 0.175 miles of a rehab center, respectively. While qualitatively similar, these coefficient estimates also provide some evidence that the externality may be diminishing in distance, as additional, further properties are included in the latter estimates. The regressions tabulated in columns 5 and 6 tell approximately the same story as column 4, in that there is little evidence that rehab centers have a statistically significant impact on a home's liquidity.

The real estate literature has not adopted a single way to control for spatial heterogeneity. In Exhibit 3 we examine a few common alternatives to controlling for location. The initial estimates in Exhibit 2 use ZIP Codes to control for spatial heterogeneity. In Exhibit 3, we use census tract fixed effects (columns 1 and 4), block group fixed effect (columns 2 and 5), and block fixed effects (columns 3 and 6). Census tracts, according to the U.S. Census, are "small, relatively permanent statistical subdivisions of a county ... designed to be homogenous with respect to population characteristics, economic status, and living conditions."¹⁴ Census block groups are subsets of census tracts; and, blocks are further subsets of block groups. One can think of these as different measures of "neighborhoods," broadly to more narrowly defined. The results from the price regressions in Exhibit 3 are consistent with Exhibit 2, falling within a fraction of a percentage point of one another, with an effect of approximately 7.2% to 7.9%. Columns 4–6 in Exhibit 3 also show that substance abuse treatment centers are not associated with a statistically significant impact on nearby property liquidity. Overall, it is clear that the estimates of the effect of a substance abuse treatment center on nearby real estate is not particularly sensitive to the choice of location controls, providing evidence that the external effect of substance abuse treatment centers is robust.

Simultaneous Equation Results

When price and time on market are modeled within a simultaneous 3SLS system of equations, the estimated effect of a nearby substance abuse treatment center on home price and liquidity are similar to the OLS results, finding that nearby substance abuse treatment centers are associated with an approximately 8% drop in home values (within 1/8 mile). Column 1 in Exhibit 4 displays this result. Like the initial OLS results, the 3SLS estimations also show that substance abuse treatment centers have little impact on nearby property liquidity, as the externality appears to be capitalized into price exclusively. Exhibit 4 provides additional evidence that the external impact of substance abuse treatment centers is robust to multiple modeling approaches that are common in empirical real estate studies.

Exhibit 4 also provides evidence that not all substance abuse treatment centers may be perceived by nearby residents as presenting equal risk. It is possible that methadone clinics have a greater NIMBY sentiment from the broader community. We test this proposition empirically by exclusively examining the effect of

Exhibit 3 | Effect of a Nearby Rehab Center on a Home's Price and Liquidity with Different Location Controls

	Dependent Variable: $\ln(\text{Sale Price})$			Dependent Variable: $\ln(\text{Days on Market})$		
	(1)	(2)	(3)	(4)	(5)	(6)
Rehab Center $\leq 1/8$ Mile	-0.0720** (-2.01)	-0.0787** (-2.16)	-0.0744** (-2.25)	-0.0695 (-0.41)	-0.0919 (-0.55)	-0.0520 (-0.32)
$\ln(\text{Age of Home})$	-0.0683*** (-36.51)	-0.0668*** (-39.52)	-0.0650*** (-48.49)	0.0066 (0.87)	-0.0111 (-1.50)	-0.0110** (-2.39)
Acreage	0.0200*** (17.12)	0.0209*** (20.28)	0.0201*** (24.52)	0.0372*** (9.82)	0.0589*** (12.25)	0.0552*** (23.18)
Sq. Ft.	0.0002*** (14.20)	0.0002*** (13.45)	0.0002*** (14.30)	0.0000** (1.96)	0.0001*** (4.91)	0.0001*** (7.83)
Bedrooms	0.0004 (0.08)	0.0038 (0.71)	0.0046 (1.12)	0.0356*** (3.56)	0.0148 (1.34)	0.0202*** (2.81)
Bathrooms	0.0404*** (7.09)	0.0394*** (7.06)	0.0383*** (7.96)	-0.0495*** (-5.08)	-0.0441*** (-4.00)	-0.0463*** (-5.91)
Foreclosure	-0.1546*** (-24.91)	-0.1482*** (-27.52)	-0.1401*** (-32.23)	-0.4062*** (-19.06)	-0.4258*** (-18.46)	-0.4239*** (-21.16)
Number of Levels	-0.0032 (-1.08)	-0.0012 (-0.46)	0.0022 (0.96)	0.0202*** (2.65)	-0.0078 (-0.78)	0.0010 (0.16)
Pool	0.0355*** (4.99)	0.0333*** (5.69)	0.0289*** (8.30)	0.0126 (0.43)	0.0159 (0.48)	0.0219 (1.07)
Basement	0.0231*** (3.52)	0.0193*** (3.89)	0.0152 (4.88)	0.0400*** (2.77)	0.1021*** (6.03)	0.0865*** (8.86)
Short Sale	-0.0822*** (-14.38)	-0.0818*** (-14.82)	-0.0817*** (-14.83)	0.3531*** (18.52)	0.3422*** (17.81)	0.3410*** (18.39)
Tenant	-0.0729*** (-14.28)	-0.0721*** (-16.27)	-0.0702*** (-18.31)	0.2570*** (13.10)	0.2966*** (14.02)	0.2882*** (15.87)

Exhibit 3 | (continued)
Effect of a Nearby Rehab Center on a Home's Price and Liquidity with Different Location Controls

	Dependent Variable: $\ln(\text{Sale Price})$			Dependent Variable: $\ln(\text{Days on Market})$		
	(1)	(2)	(3)	(4)	(5)	(6)
<i>Vacant</i>	-0.0309*** (-9.74)	-0.0326*** (-12.22)	-0.0345*** (-20.51)	0.1171*** (7.81)	0.1393*** (8.97)	0.1301*** (12.79)
<i>Taxes (\$)</i>	0.0001*** (10.40)	0.0001*** (10.45)	0.0001*** (13.13)	-0.0001** (-2.17)	-0.0001*** (-3.20)	-0.0001*** (-6.69)
<i>HOA Fees</i>	0.0660*** (9.93)	0.0681*** (11.85)	0.0635*** (16.69)	-0.0847*** (-4.25)	-0.1136*** (-5.04)	-0.1100*** (-8.49)
<i>$\ln(\text{Time on Market})$</i>	0.0014* (1.67)	0.0016** (2.40)	0.0015*** (2.79)			
<i>$\ln(\text{List Price})$</i>						
Constant	11.4958*** (156.44)	11.4429*** (260.80)	11.5281*** (259.87)	0.5101*** (11.71)	0.2620*** (5.67)	0.2991*** (11.74)
Location Controls (Census Tracts)	✓			✓		
Location Controls (Blocks Groups)		✓			✓	
Location Controls (Blocks)			✓			✓
Year Fixed Effects	✓	✓	✓	✓	✓	✓

Notes: This table presents results of hedonic OLS models showing the effect of a nearby (i.e. within 0.125 mile) rehab facility on a property's sale price and time on market, while controlling for different spatial / area fixed effects. Errors are clustered by spatial area in each regression respectively. T-statistics are in parentheses. The number of observation in columns 1-3 is 116,663; the number of observation in columns 4-6 is 205,281.

* Significant at the 10% level.
 ** Significant at the 5% level.
 *** Significant at the 1% level.

Exhibit 4 | Effect of a Nearby Rehab and Methadone Treatment Center on a Home's Price and Liquidity

	Dependent Variable: <i>ln</i> (Sale Price)	Dependent Variable: <i>ln</i> (Days on Market)	Dependent Variable: <i>ln</i> (Sale Price)	Dependent Variable: <i>ln</i> (Days on Market)
	(1)	(2)	(3)	(4)
<i>Rehab Center</i> ≤ 1 / 8 Mile	-0.077** (-2.44)	-0.009 (-0.04)		
<i>Meth. Center</i> ≤ 1 / 8 Mile			-0.174** (-2.35)	0.192 (0.33)
<i>ln</i> (Age of Home)	-0.063*** (-118.93)	0.125*** (10.89)	-0.063*** (-118.92)	0.125*** (10.86)
<i>Acreage</i>	0.019*** (42.37)	0.026*** (5.22)	0.019*** (42.38)	0.027*** (5.24)
<i>Sq. Ft.</i>	0.000*** (232.99)	-0.000*** (-7.14)	0.000*** (233.00)	-0.000*** (-7.10)
<i>Bedrooms</i>	-0.023*** (-23.53)	0.093*** (11.70)	-0.023*** (-23.52)	0.093*** (11.69)
<i>Bathrooms</i>	0.024*** (22.80)	-0.054*** (-5.75)	0.024*** (22.80)	-0.053*** (-5.73)
<i>Foreclosure</i>	-0.153*** (-36.57)	-0.025 (-0.62)	-0.153*** (-36.60)	-0.026 (-0.64)
<i>Number of Levels</i>	-0.018*** (-18.27)	0.077*** (9.51)	-0.018*** (-18.27)	0.077*** (9.51)
<i>Pool</i>	0.027*** (11.63)	-0.038** (-2.04)	0.027*** (11.62)	-0.038** (-2.03)
<i>Basement</i>	0.039*** (24.13)	-0.062*** (-4.68)	0.039*** (24.13)	-0.061*** (-4.67)
<i>Short Sale</i>	-0.115*** (-20.08)	0.529*** (11.42)	-0.115*** (-20.07)	0.528*** (11.41)
<i>Tenant</i>	-0.080*** (-21.18)	0.078** (2.46)	-0.080*** (-21.19)	0.078** (2.45)
<i>Vacant</i>	-0.041*** (-34.67)	0.240*** (22.44)	-0.041*** (-34.66)	0.240*** (22.42)
<i>Taxes (\$)</i>	0.000*** (91.96)	0.000* (1.82)	0.000*** (91.95)	0.000* (1.86)
<i>HOA Fees</i>	0.059*** (41.51)	-0.076*** (-5.07)	0.059*** (41.50)	-0.076*** (-5.05)
<i>ln</i> (Time on Market)	0.050*** (45.52)		0.050*** (45.45)	
<i>ln</i> (Sale Price)		1.254*** (7.48)		1.248*** (7.44)

Exhibit 4 | (continued)

Effect of a Nearby Rehab and Methadone Treatment Center on a Home's Price and Liquidity

	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>
	(1)	(2)	(3)	(4)
<i>Listing Density</i>	0.000*** (21.93)		0.000*** (21.95)	
<i>Competition</i>		0.000*** (21.48)		0.000*** (21.50)
<i>Location Controls</i>	✓	✓	✓	✓
<i>Year Fixed Effects</i>	✓	✓	✓	✓

Notes: This table presents the results of hedonic 3SLS models showing the effect of a nearby (i.e., within 0.125 mile) rehab facility, and a rehab facility that treats methadone addiction specifically, on a property's sale price and time on market; constant omitted here for brevity. Z-statistics are in parentheses. The number of observations in columns 1–4 is 110,361.

*Significant at the 10% level.

**Significant at the 5% level.

***Significant at the 1% level.

methadone clinics. Columns 3 and 4 in Exhibit 4 display the results of the same 3SLS estimations as columns 1 and 2, but confining the treatment variable to a dummy variable that equals one if the home is within 0.125 mile of a methadone clinic. The coefficient estimates in Exhibit 4 indicate that homes within 0.125 miles of a methadone clinic sell for approximately a 17% discount relative to homes that are located further away, holding other factors constant. There is little evidence, however, that these clinics affect nearby home liquidity. Overall, Exhibit 4 provides evidence that the market differentiates among risks generated by these potential externalities, and the treatment centers that may be perceived as having a higher risk to their neighbors have a much greater impact on the surrounding real estate market.

As a robustness check, in Exhibit 5 we explore the extent to which the control groups matter, finding results generally consistent with those in Exhibit 4. A critique of hedonic models for estimating any externality might be that the interpretation of the dummy variable essentially defines the control group as homes not located near (within 0.125 miles) the potential externality. Defining the control group in this way may present some unobserved spatial heterogeneity issues. To address this issue, in Exhibits 5 and 6 we estimate the same regressions as Exhibit 4, but confine the sample to homes that are located within 1.5 miles, 1 mile, and 0.6 miles of a rehab facility respectively. The results are consistent with the initial 3SLS estimates in Exhibit 4, and by extension, the initial OLS estimates in Exhibits 2 and 3. Both exhibits show that homes near substance abuse

Exhibit 5 | Effect of a Nearby Rehab Facility on a Home's Sale Price and Days on Market

	Within 1.5 Miles of a Rehab Facility			Within 1 Mile of a Rehab Facility			Within 0.6 Miles of a Rehab Facility		
	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Days on Market})$
	(1a)	(1b)	(1c)	(2a)	(2b)	(2c)	(3a)	(3b)	(3c)
<i>Rehab Center $\leq 1/8$ Mile</i>									
$\ln(\text{Age of Home})$	-0.076** (-2.34)	-0.008 (-0.03)		-0.077** (-2.42)	-0.083 (-0.34)		-0.075** (-2.27)	-0.331 (-1.34)	
Acreage	-0.063*** (-30.75)	0.133*** (3.60)		-0.059*** (-20.19)	0.060 (1.34)		-0.063*** (-12.40)	0.102 (1.60)	
Sq. Ft.	0.022*** (12.14)	0.017 (0.91)		0.020*** (7.61)	0.045* (1.85)		0.028*** (5.83)	0.015 (0.35)	
Bedrooms	0.000*** (57.61)	-0.000*** (-2.31)		0.000*** (42.39)	-0.000 (-0.59)		0.000*** (25.45)	-0.000 (-1.08)	
Bathrooms	-0.023*** (-5.92)	0.123*** (4.30)		-0.025*** (-4.44)	0.144*** (3.42)		-0.026*** (-2.96)	0.211*** (3.21)	
Foreclosure	0.028*** (6.69)	-0.018 (-0.51)		0.018*** (2.88)	0.040 (0.81)		0.027*** (2.58)	-0.048 (-0.60)	
Number of Levels	-0.147*** (-9.84)	0.014 (0.11)		-0.171*** (-7.62)	-0.195 (-1.00)		-0.188*** (-4.93)	-0.628*** (-2.11)	
Pool	-0.025*** (-6.57)	0.079*** (2.64)		-0.021*** (-3.81)	0.046 (1.05)		-0.018*** (-1.99)	0.110 (1.64)	
	0.021** (2.17)	0.034 (0.48)		0.016 (1.16)	-0.103 (-0.97)		0.027 (1.12)	-0.134 (-0.77)	

Exhibit 5 | (continued)
Effect of a Nearby Rehab Facility on a Home's Sale Price and Days on Market

	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>
	Within 1.5 Miles of a Rehab Facility		Within 1 Mile of a Rehab Facility		Within 0.6 Miles of a Rehab Facility	
	(1a)	(1b)	(2a)	(2b)	(3a)	(3b)
<i>Basement</i>	0.040*** (6.44)	0.004 (0.08)	0.034*** (3.71)	0.052 (0.71)	0.029* (1.91)	-0.105 (-0.89)
<i>Short Sale</i>	-0.122*** (-6.04)	0.389** (2.56)	-0.106*** (-3.23)	0.315 (1.25)	-0.166*** (-3.06)	0.006 (0.02)
<i>Tenant</i>	-0.099*** (-6.82)	0.038 (0.32)	-0.114*** (-5.82)	0.018 (0.11)	-0.140*** (-4.47)	0.161 (0.65)
<i>Vacant</i>	-0.044*** (-9.59)	0.218*** (5.59)	-0.046*** (-7.05)	0.254*** (4.66)	-0.034*** (-2.97)	0.304*** (3.68)
<i>Taxes (\$)</i>	0.000*** (23.21)	0.000 (1.13)	0.000*** (15.54)	0.000*** (3.58)	0.000*** (11.40)	0.000** (2.22)
<i>HOA Fees</i>	0.068*** (11.98)	-0.104** (-1.98)	0.078*** (9.59)	-0.128* (-1.72)	0.079*** (5.73)	-0.151 (-1.36)
<i>ln(Time on Market)</i>	0.043*** (10.91)		0.019*** (3.80)		0.010 (1.50)	
<i>ln(Sale Price)</i>		1.023** (1.98)		0.071 (0.12)		0.295 (0.39)
<i>Listing Density</i>	0.000*** (6.30)		0.000*** (4.33)		0.000** (2.35)	

Exhibit 5 | (continued)
Effect of a Nearby Rehab Facility on a Home's Sale Price and Days on Market

	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>
	Within 1.5 Miles of a Rehab Facility		Within 1 Mile of a Rehab Facility		Within 0.6 Miles of a Rehab Facility	
	(1a)	(1b)	(2a)	(2b)	(3a)	(3b)
Competition		0.000*** (8.80)		0.000*** (6.26)		0.000*** (5.95)
Location Controls	✓	✓	✓	✓	✓	✓
Year Fixed Effects	✓	✓	✓	✓	✓	✓

Notes: This table presents the 3SLS results of simultaneous estimation of the effect of a nearby rehab facility on a home's selling price and liquidity (time on market), changing the sample to vary the control groups by smaller radii from a rehab center. Z-statistics are in parentheses. The number of observations in columns 1–2 is 7,711; the number of observations in columns 3–4 is 3,589; the number of observations in columns 5–6 is 1,324.

* Significant at the 10% level.

** Significant at the 5% level.

*** Significant at the 1% level.

Exhibit 6 | Effect of a Nearby Rehab Facility that Treats Methadone Addiction

	Within 1.5 Miles of a Rehab Facility			Within 1 Mile of a Rehab Facility			Within 0.6 Miles of a Rehab Facility		
	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Days on Market})$
	(1a)	(1b)	(2a)	(2b)	(3a)	(3b)	(3a)	(3b)	(3b)
Meth. Center $\leq 1/8$ Mile	-0.169** (-2.21)	-0.020 (-0.04)	-0.179** (-2.37)	-0.086 (-0.15)	-0.168** (-2.17)	-0.289 (-0.52)	-0.168** (-2.17)	-0.289 (-0.52)	-0.289 (-0.52)
$\ln(\text{Age of Home})$	-0.063*** (-30.70)	0.129*** (3.49)	-0.059*** (-20.14)	0.061 (1.35)	-0.063*** (-12.30)	0.104 (1.64)	-0.063*** (-12.30)	0.104 (1.64)	0.104 (1.64)
Acreage	0.022*** (12.17)	0.018 (0.99)	0.020*** (7.62)	0.045* (1.84)	0.028*** (5.83)	0.014 (0.33)	0.028*** (5.83)	0.014 (0.33)	0.014 (0.33)
Sq. Ft.	0.000*** (57.63)	-0.000** (-2.17)	0.000*** (42.43)	-0.000 (-0.61)	0.000*** (25.54)	-0.000 (-1.10)	0.000*** (25.54)	-0.000 (-1.10)	-0.000 (-1.10)
Bedrooms	-0.023*** (-5.88)	0.122*** (4.26)	-0.024*** (-4.42)	0.145*** (3.45)	-0.026*** (-2.91)	0.216*** (3.29)	-0.026*** (-2.91)	0.216*** (3.29)	0.216*** (3.29)
Bathrooms	0.028*** (6.70)	-0.016 (-0.45)	0.018*** (2.89)	0.040 (0.81)	0.027*** (2.59)	-0.047 (-0.59)	0.027*** (2.59)	-0.047 (-0.59)	-0.047 (-0.59)
Foreclosure	-0.148*** (-9.90)	0.004 (0.03)	-0.173*** (-7.71)	-0.196 (-1.00)	-0.193*** (-5.06)	-0.653** (-2.19)	-0.193*** (-5.06)	-0.653** (-2.19)	-0.653** (-2.19)
Number of Levels	-0.025*** (-6.58)	0.078*** (2.60)	-0.021*** (-3.84)	0.047 (1.05)	-0.018** (-2.04)	0.109 (1.62)	-0.018** (-2.04)	0.109 (1.62)	0.109 (1.62)
Pool	0.021** (2.16)	0.035 (0.50)	0.016 (1.15)	-0.103 (-0.97)	0.026 (1.10)	-0.135 (-0.78)	0.026 (1.10)	-0.135 (-0.78)	-0.135 (-0.78)

Exhibit 6 | (continued)
Effect of a Nearby Rehab Facility that Treats Methadone Addiction

	Within 1.5 Miles of a Rehab Facility		Within 1 Mile of a Rehab Facility		Within 0.6 Miles of a Rehab Facility	
	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$	Dependent Variable: $\ln(\text{Sale Price})$	Dependent Variable: $\ln(\text{Days on Market})$
	(1a)	(1b)	(2a)	(2b)	(3a)	(3b)
Basement	0.040*** (6.44)	0.006 (0.13)	0.035*** (3.72)	0.051 (0.70)	0.030* (1.94)	-0.104 (-0.89)
Short Sale	-0.121*** (-6.02)	0.383** (2.52)	-0.106*** (-3.21)	0.318 (1.26)	-0.165*** (-3.03)	0.029 (0.07)
Tenant	-0.099*** (-6.84)	0.031 (0.26)	-0.114*** (-5.84)	0.019 (0.12)	-0.142*** (-4.52)	0.158 (0.64)
Vacant	-0.044*** (-9.58)	0.216*** (5.52)	-0.047*** (-7.08)	0.254*** (4.67)	-0.034*** (-3.03)	0.303*** (3.66)
Taxes (\$)	0.000*** (23.18)	0.000 (1.26)	0.000*** (15.44)	0.000*** (3.56)	0.000*** (11.24)	0.000** (2.16)
HOA Fees	0.068*** (11.94)	-0.100* (-1.90)	0.077*** (9.53)	-0.130* (-1.75)	0.078*** (5.65)	-0.159 (-1.43)
$\ln(\text{Time on Market})$	0.042*** (10.81)		0.020*** (3.93)		0.012* (1.67)	
$\ln(\text{Sale Price})$		0.955* (1.85)		0.082 (0.14)		0.322 (0.43)
Listing Density	0.000*** (6.42)		0.000*** (4.40)		0.000*** (2.48)	

Exhibit 6 | (continued)
Effect of a Nearby Rehab Facility that Treats Methadone Addiction

	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>	Dependent Variable: <i>ln(Sale Price)</i>	Dependent Variable: <i>ln(Days on Market)</i>
	Within 1.5 Miles of a Rehab Facility		Within 1 Mile of a Rehab Facility		Within 0.6 Miles of a Rehab Facility	
	(1a)	(1b)	(2a)	(2b)	(3a)	(3b)
Competition		0.000*** (8.86)		0.000*** (6.25)		0.000*** (5.89)
Location Controls	✓	✓	✓	✓	✓	✓
Year Fixed Effects	✓	✓	✓	✓	✓	✓

Notes: This table presents 3SLS results of simultaneous estimation of the effect of a nearby rehab facility that treats methadone addiction on a home's selling price and liquidity (time on market), changing the sample to vary the control groups by smaller radii from a rehab center. Z-statistics are in parentheses. The number of observations in column 1 is 7,711; the number of observations in column 2 is 3,589; the number of observations in column 3 is 1,324.

* Significant at the 10% level.
 ** Significant at the 5% level.
 *** Significant at the 1% level.

treatment centers are still negatively impacted, and by approximately the same magnitudes. Indeed, the last two columns are particularly striking. Given that this is already a “within neighborhood” estimation, by controlling for location, the fact that the substance abuse treatment center result is robust when the control group is reduced to 1 mile and 0.6 miles indicates that unobserved spatial heterogeneity is not likely driving the core results of this paper. More intuitively, this provides strong evidence that the substance abuse treatment center effect is not simply a “bad part of town effect,” in that we are comparing “apples with apples” across the dimension of location; and, the principle characteristic distinguishing the variation in prices in these areas is the presence of a nearby substance abuse treatment center. Based on these results, we cannot conclude that there is a robust impact on property liquidity, but there appears to be a robust negative relationship between the presence of a substance abuse treatment center and nearby home values.

Conclusion

In this study, we find evidence that residential substance abuse treatment centers adversely impact the price of neighboring homes. We find that homes within 1/8 mile of a treatment center sell for approximately 8% less than otherwise comparable homes that are located further away. Furthermore, we find that the market differentiates between potential risks that nearby treatment centers may carry, as living near a methadone clinic that treats opiate addictions such as heroin or morphine may be associated with a reduction in home values by as much as 17%. We find little evidence that nearby treatment centers affect a home’s time on market.

Examining this particular externality is important to the broader literature on neighborhood externalities and environmental factors, as well as the specific literature on the issue of residential treatment centers. The PPACA has expanded MH/SUD coverage and made intensive treatment options affordable, and as a result, demand for effective substance abuse treatment is increasing. Operating a treatment center is a growing industry and it is reasonable to assume that new centers will be built nationally, many of which will be sited near or within residential communities. Indeed, there is very little that individuals and localities can do to prohibit a substance abuse treatment center from locating in a residential area because alcohol and drug addiction is considered to be a handicap and thus alcoholic/addicts in recovery are members of a protected class under the federal anti-discrimination housing laws. Hence, as residential treatment centers become more common, it is important to understand all their effects, including the effects they may have on nearby real estate and how markets price the potential risk of nearby externalities.

Endnotes

¹ For a more complete review on the impact of environmental externalities, see Boyle and Kiel (2001).

- ² Consistent with other real estate studies, we culled outliers from our data set, confining our data to more "typical" range of homes listed at less than \$1,000,000, fewer than 10 bedrooms, fewer than 16 acres (99% of observations), property taxes paid that were less \$10,000 (99% of observations), and younger than 150 years old (99% of observations). For our other dependent variable of interest, time on market, we similarly trim the 1% extremes. Generally, the findings are not sensitive to dropping these observations. Further, important to disclose how our data has been trimmed for transparency and replicability. As an additional quality check, a sample of the MLS data was compared to county tax records, which contain data on price and housing characteristics.
- ³ There were approximately 153, 96, and 60 properties listed within 0.175 miles, 0.15 miles, and 0.125 miles of a rehab treatment facility respectively, over the time period of our study. Given the very recent and projected growth of rehab centers nationally, future research will be able to take advantage of additional homes (data points) being bought and sold near rehab facilities.
- ⁴ The choice of this radius does not fundamentally alter the qualitative conclusions of this study. The definition of one's "backyard" is somewhat ambiguous, and may differ depending on an individual's perception. Some externality studies use 0.1 mile, 0.2 mile, or 0.3 mile as a radius to examine a given externality. While similar results are obtained looking at bands slightly larger and slightly smaller, we follow Congdon-Hohman (2013) and use 1/8 mile in most of our tabulated regression results. An easy way to think of 0.125 miles, 0.15 miles, and 0.175 miles is that these are 2.5 minute, 3 minute, and 3.5 minute walks respectively (assuming a pace of 3 miles per hour).
- ⁵ For recent examples of amenity or disamenity studies of externality effects, see Asabere and Huffman (1991), Gibbons (2004), Linden and Rockoff (2008), Pope (2008), Rossi-Hansberg, Sarte, and Owens (2010), Campbell, Giglio, and Pathek (2011), Hoen, Wiser, Cappers, Thayer, and Sethi (2011), Daneshvary, Clauretie, and Kader (2011), Grout, Jaeger, and Plantinga (2011), Daneshvary and Clauretie (2012), Congdon-Hohman (2013), Guignet (2013), Linn (2013), Munneke, Sirmans, Slade, and Turnbull (2013), and Wentland, Waller, and Brastow (2014).
- ⁶ Recent examples include neighborhood foreclosure effects (Harding, Rosenblatt, and Yao, 2009; Lin, Rosenblatt, and Yao, 2009; Agarwal, Ambrose, Chomsisengphet, and Sanders, 2010).
- ⁷ Kuminoff, Parmeter, and Pope (2010) survey 69 hedonic studies and found that 80% rely on linear, semi-log, or log-log functional form. We have explored a number of non-linear functional forms and our results remain robust. Rather than repeat all of the above models with various non-linear explanatory variables, the authors will produce results of alternative specifications upon request.
- ⁸ For example, we use the following property specific variables: square footage, age, acreage, number of bedrooms, bathrooms, number of stories, new, vacant, HOA fees, whether it has a pool, a tenant, a basement, and whether it is a short sale or foreclosure. We also include year fixed effects to control for variation over time.
- ⁹ When we explore different location controls later, we will cluster by location (e.g., census tract, block group, or block).
- ¹⁰ For example, see Yavas and Yang (1995), Knight (2002), and Turnbull and Dombrow (2006).
- ¹¹ Specifically, both our paper and Zahirovic-Herbert and Turnbull (2008) calculate C in the following way: "The days-on-market or selling time is $s(i) - l(i) + 1$, where $l(i)$ and $s(i)$ are the listing date and sales date for house i . Denoting the listing date and

sales date for house j by $l(j)$ and $s(j)$, the overlapping time on the market for these two houses is $\min[s(i), s(j)] - \max[l(i), l(j)]$. The straight-line distance in miles between houses i and j is $D(i, j)$. The measured competition for house i is: $C(i) = \sum_j (1 - D(i, j))^2 \{\min[s(i), s(j)] - \max[l(i), l(j)]\}$ where the summation is taken over all competing houses j , that is, houses for sale within one mile and 20% larger or smaller in living area of house i " (Zahirovic-Herbert and Turnbull, 2008).

- ¹² At the suggestion of a reviewer, we also identify the system by using different control variables. A simple way to do this is to use different location controls. We use ZIP Code fixed effects in the price equation, and census tract fixed effects in the time on market equation. Generally, the results are not very sensitive to which location controls are used in each equation. Further, the results are similar when we use the Turnbull and Dombrow (2006) method alone to identify the system.
- ¹³ According to Belsley (1988), when there are strong interrelations among error terms, 3SLS is used instead of 2SLS in estimating systems of equations because it is more efficient. Specifically, one would expect unobservables that contribute to error in estimating price to be also correlated the error in liquidity.
- ¹⁴ See www.census.gov for more detail, specifically: http://www.census.gov/geo/www/cob/tr_metadata.html#gad.

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Claire R. La Roche, Longwood University, Farmville, VA 23909 or larochecr@longwood.edu.

Bennie D. Waller, Longwood University, Farmville, VA 23909 or wallerbd@longwood.edu.

Scott A. Wentland, Longwood University, Farmville, VA 23909 or wentlandsa@longwood.edu.

Ex. H

EXPERT WITNESS REPORT

Prepared by:

**Bennie D. Waller, Ph.D.
201 High Street
Farmville, VA 23901**



PURPOSE/SCOPE OF ASSIGNMENT:

I have been retained to offer an opinion on the impact a 120 bed adult alcoholism and substance abuse rehabilitation facility would have on existing property values located in the proximate vicinity of 41W400 Silver Glen Road, St Charles, Illinois. Nothing in this opinion is intended to be personally judgmental toward individuals with alcoholism or substance abuse issues nor condemning of facilities that treat such individuals. The purpose of this study is to analyze—(no comma) the impact on residential property values located within a close proximity to the proposed 120 bed alcoholism and substance abuse rehabilitation treatment facility. This parcel is currently zoned F, (Farming) and Maxxam Partners, LLC has petitioned Kane County for a special use permit allowing the facility to be used in a different and likely disruptive new manner, as an alcoholism and substance abuse rehabilitation center. Section 4.8-2 (b) and (c) of the Kane County Zoning Ordinance states that a special use allowance “...will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood”. Furthermore, an opinion is also offered on the impact study of MaRous on the proposed alcohol and substance abuse rehabilitation treatment facility.

This report sets out the opinions that I have formed regarding negative externalities (or the perception thereof) in residential neighborhoods and their economic impact on neighboring residential real estate markets. My opinions are based in part on public records data in the area of Campton Hills, Illinois as well as information from the MaRous study. Additionally, opinions are formed based on my published research, an extensive review of related academic literature and industry professionals’ opinions. Furthermore, as a licensed real estate professional, real estate investor and academic, I have personally observed the behavior of participants involved in real

estate transactions surrounding what is perceived to be a negative externality (e.g., places where a murder occurred, a registered sex offender lives or an operating drug treatment center) on neighboring properties.

INFORMATION ABOUT EXPERT

I am a Professor of Finance and Real Estate at Longwood University. I received a Ph.D. in Finance from the University of Mississippi in 1998 and a Ph.D. in Management Information Systems from the University of Mississippi in 2007. The dissertation for the Ph.D. in Finance compared regression and neural networks model for valuation of residential properties. The dissertation for the Ph.D. in MIS also centered on the valuation of residential properties using an expert system. In addition, I am a licensed real estate salesperson (Virginia Real Estate Board-0225179497) and hold an instructor certification in appraisal (Virginia Real Estate Appraiser Board-4002000169). I regularly publish in the area of residential real estate. A significant portion of my empirical research involves the factors that are likely to have an impact on the probability of a successful transaction as well as the effect of negative externalities on the pricing and duration of residential real estate. A complete curriculum vitae is in appendix.

OPINIONS RENDERED

Maxxam Partners, LLC, seek a special use permit that will allow for the operation of a for-profit 120 bed adult alcoholism and substance abuse rehabilitation facility, located at 41W400 Silver Glen Road, St Charles, Illinois. This facility will bring about a loss in utility for neighboring residents in the forms of decreased property values, increased traffic volumes, increased crime rates and overall declines in neighborhood quality. The overall housing value loss to the greater neighborhood is expected to be in excess of \$12 million.¹

OPINION #1: It is my professional opinion that the establishment of a 120 bed for-profit alcoholism and substance abuse rehabilitation facility to be located at 41W400 Silver Glen Road, St Charles, Illinois (formerly Glenwood School for Boys) will be significantly detrimental to nearby property values as a result of the increased risks (or perceived risks) of residing near such a facility. The marketplace considered in this opinion is largely representative of and consistent with the empirical research cited in this opinion.

This opinion is based in part on an abundance of academic and empirical studies (discussed later) which show the existence of a negative externality to have a negative impact on nearby real property values. Specifically, such a facility would at a minimum;

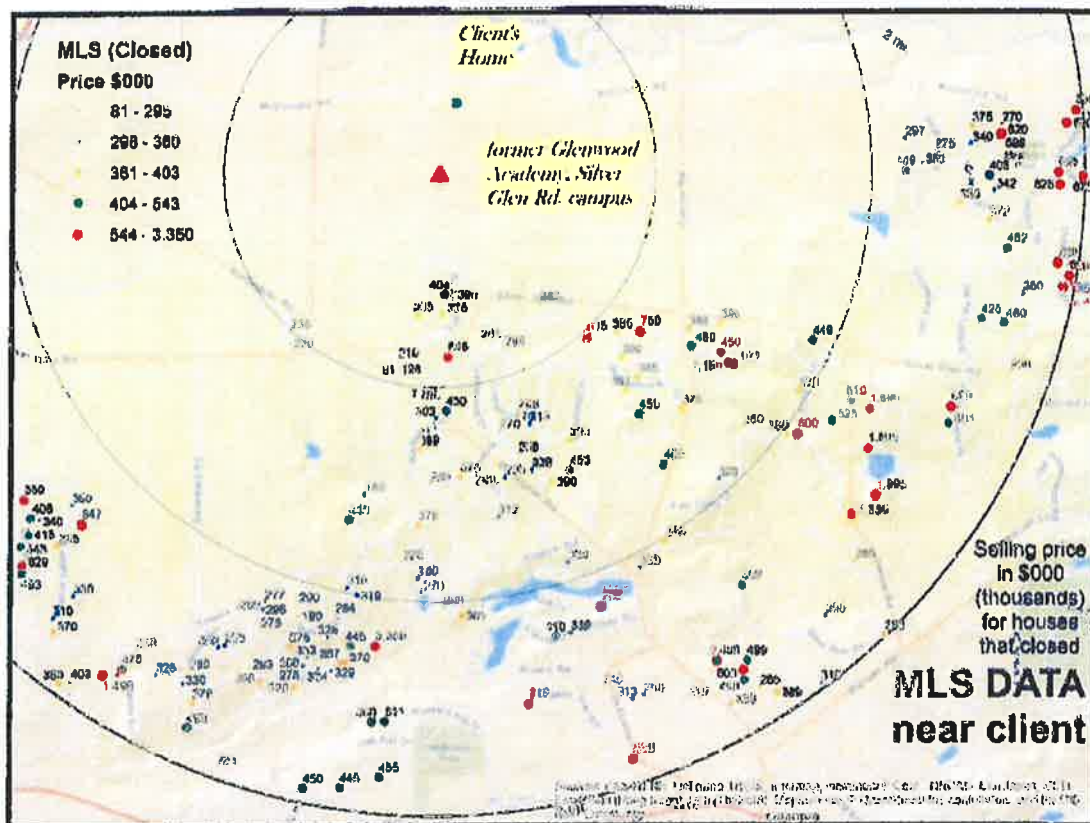
- Negatively impact property values in the surrounding areas of the proposed facility anywhere from 8-17%, an estimate which is based on inferences drawn from similar empirical studies (cited throughout opinion). For the average property located in the Campton Hills area, this could be a loss of \$43,813 - \$93,103 in property value.²

¹ Based on average listings over the last 12 months. The impact on property values are forecasted to be 17% for properties located within a one mile radius and an 8% impact for those between a 1 and 3 mile radius.

² Average property value of properties listed over last 12 months times 17% ($547,662 \times .17 = 93,103$)

- For more expensive properties in excess of \$2 million the loss in value could exceed \$400,000.
- As a result of the increased degree of risk or perceived degree of risk posed by the proposed 120 bed adult alcoholism and substance abuse rehabilitation facility, there will be more of a negative impact on nearby property values than the impact of the facility examined by MaRous. As shown by LaRoche, Waller and Wentland (2014), as the homeowner's perception of risk increases so will the value of the negative externality resulting in lower neighborhood property values.
- The most severe impact on property values will be those located nearest the proposed facility. There exists a significant amount of research that shows negative externalities have the most severe impact on properties located closest to the externality (LaRoche, Waller, Wentland, 2014; Wentland, Waller and Brastow, 2014; Farber, 1999; Congdon-Hohman, 2013; Turnbull, Waller, Wentland, Witschey and Zahirovic-Herbert, 2015). It is likely that all properties that fall within a 3-mile radius (see graphic below) will be negatively impacted by the proposed alcoholism and substance abuse rehabilitation facility.
- The mostly rural location of the proposed 120 bed adult alcoholism and substance abuse rehabilitation facility will be a significant factor in the influence of property values. Wentland, Waller and Brastow (2014) find that residents in suburban/rural areas consider larger geographical areas when defining who constitutes a "neighbor" and as such it is logical to expect that residents in the Campton Hills, unincorporated Kane County, and St. Charles area will also assess the risk out farther from the facility than would residents in a similar facility in an urban area.

- The more expensive properties in the immediate area will be impacted more severely in terms of loss in value. The graphic below illustrates those properties that sold in the last 12 months within a 3-mile radius of the proposed 120 bed alcoholism and abuse rehabilitation facility. It is readily apparent that there are numerous properties in the area that are likely to be impacted by the proposed facility.



BASIS FOR OPINION #1:

It is widely held in real estate that any modification of existing land uses in a close proximity to an existing residential property will economically impact said property. Such externalities may be an intangible, largely determined by public perception, which is capitalized into the selling price of nearby residential properties (LaRoche, Waller and Wentland, 2014). The intangible discussed here is the fear and anxiety of an alcoholism and substance abuse

rehabilitation treatment facility. It has long been acknowledged the existence of numerous externalities to have an impact on the marketing outcome of residential real estate. The direction of the impact is dependent upon the perceived influence of the modification (proposed facility). For example, the location of a landfill will have a negative impact on values of existing residential properties, whereas the development of a community park will increase property values. Similarly, the construction of a 4,000 square foot luxury home in the neighborhood of mostly 2,000 square foot homes would positively impact values of the smaller properties in the neighborhood.

A consequence of locating a 120 bed alcoholism and substance abuse rehabilitation treatment facility in residential areas is that many patients leave the program before completion (Shaffer, 2012). Furthermore, the large degree of correlation between crime and alcohol or drug use is well documented.³ In addition to alcohol and substance abuse addiction, many patients of substance abuse facilities are likely to have other mental health issues. Indeed, the current petitioner is proposing to treat dual diagnosis patients seeking both mental health and substance abuse treatment. Connery (2011) finds substance abuse to be multifaceted and the fact that many patients have a dual diagnosis of mental health issues as well as a substance addiction.⁴ This is important to note as Dear, Taylor and Hall (1980) in a survey of over 1000 households find that mental health facilities generate fears concerning property values, traffic volume and overall neighborhood satisfaction. The authors also show that as the proximity to such a facility increases, so does the perceived undesirability of such a facility. Public awareness and type of facility both have an effect on the results, although proximity is clearly the dominant factor. This is particularly relevant to this study as there are many properties located in near proximity of the proposed

³ <http://www.bjs.gov/content/pub/pdf/DRRC.PDF> (last visited on 1/9/16).

⁴ In a 2007 survey by the Substance Abuse Mental Health Services Administration (SAMHSA, 2008), 39% of clients in treatment centers had mental health issues as well as substance abuse addiction.

facility. Many families of a drug addict refuse to “enable” their behavior forcing the addict to experience the consequences of their action of refusing treatment. Such “tough love” may force the addict to fend for themselves resulting in undesirable behaviors in attempts to fuel their addiction (LaRoche, Waller and Wentland, 2014). The likelihood of relapse (Shaffer, 2012) coupled with the probability of criminal activity associated with alcoholism and substance abuse validates the argument that such a facility is likely to promote objectionable and undesirable consequences in the community such as decreased property values and an overall decrease in quality of life for existing residents (LaRoche, Waller and Wentland, 2014).

An article published by the Appraisal Institute (2013), cautions “potential homebuyers that bad neighbors can significantly reduce nearby property values”. The article goes on to warn homebuyers to visit the neighborhood on several different occasions to fully understand what is happening in the neighborhood. Realtors also offer similar advice to potential homebuyers advising them to talk with neighbors about the neighborhood (www.marketwatch.com, 2011). Appraisal Institute President Richard L. Borges warns that “external factors, such as living near a bad neighbor, can lower home values by more than 5 to 10 percent” going on to warn potential homebuyers to be aware of the proximity to commercial facilities as they also can negatively affect home values (Appraisal Institute, 2013). If a neighborhood becomes less desirable for any of a number of reasons, such as the location of an alcoholism and substance abuse rehabilitation center, such a detrimental externality will decrease the value of the neighborhood properties, making it more affordable to lower-income families and less attractive to higher-income families. Over time, higher-income residents may relocate. As a result, the by-products of high-income residents, such as social status, school quality, low crime and well-maintained, owner-occupied homes, may dissipate. McCluskey and Rausser (2003) find that higher income households require

larger and significant discounts to live in close proximity to a negative externality. Similarly, Farber (1998) finds that undesirable land uses expected to impose a negative externality on surrounding properties are translated into negative and economically significant pricing discounts on adjacent property values. Such negative effects may persist even when such land uses provide offsetting advantages such as employment opportunities. "The larger the facility, the greater the potential impact with the precise impact of the externality source will depend on the characteristics of the population with which it intersects" (Farber, 1998). Taylor and Hall (1977) shows that response to externalities will vary with the socioeconomic structure of the neighborhood. It is possible to observe different reactions to an identical externality source according to the subpopulation's attitudinal response. Results show that a resource-rich middle class neighborhood is more likely to defend such an encroachment more vociferously than lower income, more transient, resource deficient areas (Dear, Taylor and Hall, 1980). Although treatment centers tend to be as inconspicuous as possible, there are reasons to believe that such facilities adversely impact neighborhood values (LaRoche, Wentland and Waller, 2014).

REVIEW OF RELATED LITERATURE

A triggering event, such as the location of a negative externality such as the proposed 120 bed substance abuse rehabilitation facility, may result in direct damage; however there might be a spillover or multiplier effect as well. The resulting and additional damage is called consequential damage. Once a stigma becomes associated with a particular neighborhood, property values may be stigmatized for decades. This reluctance to buy can be reflected in lower residential property values and may be based on perceived risk that may or may not have a scientific foundation. (McCluskey and Rausser, 2003). Drawing on the related academic literature cited herein, the proposed 120 bed alcoholism and substance abuse rehabilitation center will likely be a driving

factor in two noxious externalities. The first is the impact it will have on nearby properties; the stigma of the facility will impact the neighboring property owner's utility (e.g., safety, inconvenience, property values). The second is the neighborhood externality impact the proposed facility will have on the composition of residents in the neighborhood bringing about a change in overall neighborhood quality.

Such conflict revolving around externality issues have been lamented upon by legal and academic scholars for decades. There are numerous empirical studies that show how externalities, both positive and negative impact property values in near proximity to the externality. Given that one's primary residence is typically the average individual's largest investment, it is not surprising that the mantra of "location, location, location" is of considerable and ever growing concern of buyers of residential real estate (LaRoche, Wentland and Waller, 2014). Savvy potential home buyers diligently research the communities in which they are considering living including, school systems, crime rates, sex offenders, etc. (LaRoche, Wentland and Waller, 2014; Wentland, Waller and Brastow, 2014).

Examples of externalities having a positive impact on property values include nearby renovated properties through the use of rehabilitative tax credits (Turnbull, Waller, Wentland Witschey and Zahirovic-Herbert, 2015); the creation of a historic district (Coffin, 1989; Clark and Herrin, 1997); historical properties (Coulson and Leichenko, 2001); near proximity to high-rise office buildings (Thibodeau, 1990); properties located near a resort community (Spahr and Sunderman, 1999) and neighborhood parks (Espey and Owusu-Edusei, 2001).

Similarly, numerous empirical studies provide evidence that properties located within a close proximity to an externality with a perceived negative stigma is likely to deter the marketability and value of neighboring properties. Such impacts are likely to decrease the

likelihood of a sale, decreased selling price and decreased liquidity (longer marketing times). Empirical studies reflecting decreased property values as the result of negative externalities include those located near rental properties (Wang, Grissom, Webb and Spellman, 1991); churches (Do, Wilbur and Short, 1994); elevated rates of crime (Thaler, 1978; Gibbons, 2004; Ihlanfeldt and Mayock, 2010; Pope, 2012; Buck, Deutsch, Hakim, Spiegel and Weinblatt, 1991); landfills (Nelson, Genereux and Genereux, 1992; Reichert, Small and Mohanty, 1992; Hite, Hitzhusen and Randall (2001)); increased levels of automobile traffic (Hughes and Sirmans, 1992); airport noise (Mieszkowski and Saper, 1978; Nelson, 1979; and O'Byrne, Nelson and Seneca, 1985); power lines (Francois, 2002); foreclosed properties (Harding, Rosenblatt and Yao, 2009; Lin, Rosenblatt and Yao, 2009; Daneshvary, Clauretie and Kader, 2011; Danesvary and Clauretie, 2012; Agarwal, Ambrose, Chomsisengphet and Saunders, 2013; Bian, Brastow, Waller and Wentland, 2014); shopping centers (Des Rosier, 1996); sex offenders (Wentland, Waller, and Brastow, 2014; Linden and Rockoff, 2008; Pope, 2008) and substance abuse rehabilitation treatment centers (LaRoche, Waller and Wentland, 2014).

Simons and Saignor (2006) did a meta-analysis study where 75 peer-reviewed journal articles on externalities and their impact on value based on the proximity to the externality. Of those 75 studies, 58 involved negative externalities and the remaining 17 were studies dealing with positive externalities. It is also important to note that of the 58 negative externality studies, 19 (33%) were published in the *Appraisal Journal*, which is largely a practitioner's publication. This illustrates the huge impact that externalities have on the valuation process.

More specifically and germane to this opinion is the consistent and significant empirical findings that demonstrate the importance of proximity or distance from a nearby externality and its impact on value to neighboring properties. Turnbull, Waller, Witschey, Wentland and

Zahirovic-Herbert (2015) examine the impact properties that have been preserved or renovated with rehabilitative tax credits (RTC) on neighboring property values within and outside of historical districts. The authors find that of the 11,737 properties located within .10 miles of an RTC property sell on average for a 6% price premium relative to comparable properties without the positive externality of a close proximity to an RTC property. The pricing effect is significant on properties located up to 2 miles from an RTC property. Espey and Owusu-Edusei (2001) examine the pricing effect of single family homes based upon their proximity to neighborhood parks. The authors find that the greatest impact on housing values was their proximity to small neighborhood parks with property values as much as 13% higher for homes located up to 500 feet away and 6.5% higher for those properties between 500 and 1,500 feet. Francois (2002) examines the impact of high-voltage transmission lines on surrounding property values and find home values to depreciate on average 10%, however for properties located where the setback boundary is only 50 ft., their loss in value is 14%. Furthermore the authors find discrimination in valuation loss as lower priced properties suffered on average a 10-15% decrease in value, whereas more expensive properties had value diminution in the 15-20% range. Bian, Brastow, Waller and Wentland (2015) examine the impact of marketing time and probability of sale on how nearby foreclosed properties impact neighboring homes. The author's find that a typical home located within .10 of a mile of a foreclosure may take 16% longer to sell than an otherwise comparable home, and may be 29% less likely to sell at all. Their findings all confirm that the loss in property value is the result of the dis-amenity effect and not the supply effect of nearby foreclosed properties. Congdon-Hohman (2013) finds that properties located within one-quarter of a mile of a methamphetamine lab suffer significant decreases in value of between 10-19% with a diminishing effect the further the distance from the lab. Reichert, Small, and Mohanty (1992) in an examination of the impact of landfills on

property values find a negative impact on value when located within several blocks. The authors find a negative pricing effect ranging from 5.5% - 7.3% depending on the distance from landfill with a less pronounced effect on less expensive and older properties (3-4%). Also, a study by Hite, Hitzhusen and Randall (2001) find a negative pricing impact for properties located within 3.25 miles of a landfill. The authors also find the negative pricing effect of the landfill to remain even after it has been closed for a number of years. Linden and Rockoff (2008) find declines in property values of 4% following the arrival of a sex offender in the neighborhood. For properties located adjacent to the sex offender, property values are negatively impacted by 12%. Pope (2008) also examines the impact of a registered sex offender and finds that when a sex offender moves into a neighborhood nearby properties values fall by 2.3%. Similarly Wentland, Waller and Brastow (2014) find a 10.3% negative pricing effect on neighboring properties within 0.1 miles of a registered sex offender. This is approximately 3 times the magnitude of the impact found by Pope (2008), suggesting a higher willingness to pay to avoid such a negative externality for residents in the predominantly suburban and rural areas considered in their study. The authors further explore whether or not the market differentiates between violent and non-violent sex offenders and discover that violent offenders have a more significant and negative impact on nearby property values. Property values located within 0.1 mile from a violent sex offender will be negatively impacted by \$17,595, while a nearby non-violent sex offender reduces a home's sale price by only \$2,639. Possibly an even more alarming result is the fact that nearby (or < 0.1 mile) from a violent sex offenders will increase a home's marketing duration by 125 days, while a nearby non-violent sex offender increases a home's time on market by about a month. The negative and significant impact on value is shown to persist up to a 1 mile radius whereas other sex offender studies find no significant impact of a sex offender on property values beyond 0.3 miles, suggesting the

significant difference to be attributable to what residents consider “neighbors” in the suburban/rural relative to urban areas (Wentland, Waller, and Brastow, 2014). Residences in suburban/rural areas like central Virginia tend to be less densely located than areas such as Charlotte, NC and Tampa, FL which were the focus of the studies by Linden and Rockoff (2008) and Pope (2008) respectively. Wentland, Waller and Brastow (2014) put forth that residents in suburban/rural areas distinguish properties within a larger radius as neighbors, resulting in a greater alertness or aversion to crime risk over larger distances. Such declining magnitudes of coefficients across distance conforms to the rational expectation that risk falls as the physical distance from a perceived threat rises.

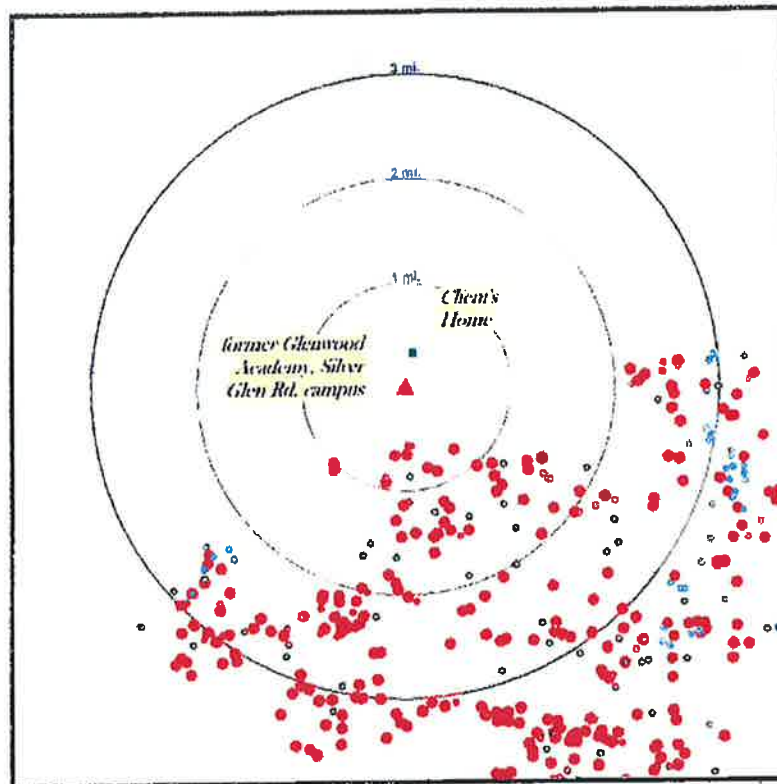
LaRoche, Waller and Wentland (2014) examine over a decade (2001-2011) of approximately 200,000 residential real estate transactions from central Virginia which includes urban, suburban and rural areas. The MLS data used by the authors includes the greater Richmond area which is representative and typical of other U.S. housing markets. The average property in the data has a listing and selling price of \$263,641 and \$242,116 respectively. The authors specifically explore the impact of substance abuse rehabilitation centers on selling prices and liquidity of nearby residential properties. The authors compute the distance from each home in the data set to each treatment facility and find a negative pricing effect of approximately 8% for those properties located within 1/8th of a mile of a rehab center. The authors further determine that abuse rehabilitation facilities for treating heroin addicts have a more pronounced impact on values of up to 17% for properties located within 1/8 of a mile of such a facility. The authors find their results to be robust across multiple methodologies and conclude that unobserved spatial heterogeneity is not a contributing factor. That is their findings provide strong evidence that their results are not the consequence of a “bad part of town” effect and insistently conclude there is a robust and

negative relationship between the presences of a substance abuse rehabilitation treatment center and nearby home values. Farber (1998) looks at a summary of empirical studies on undesirable land uses finds that undesirable facilities reduce property values in their vicinity with diminishing effects as distances from the undesirable use increases. The author also points to evidence that these negative effects may be more severe in thin markets of rural areas more so than urban areas.

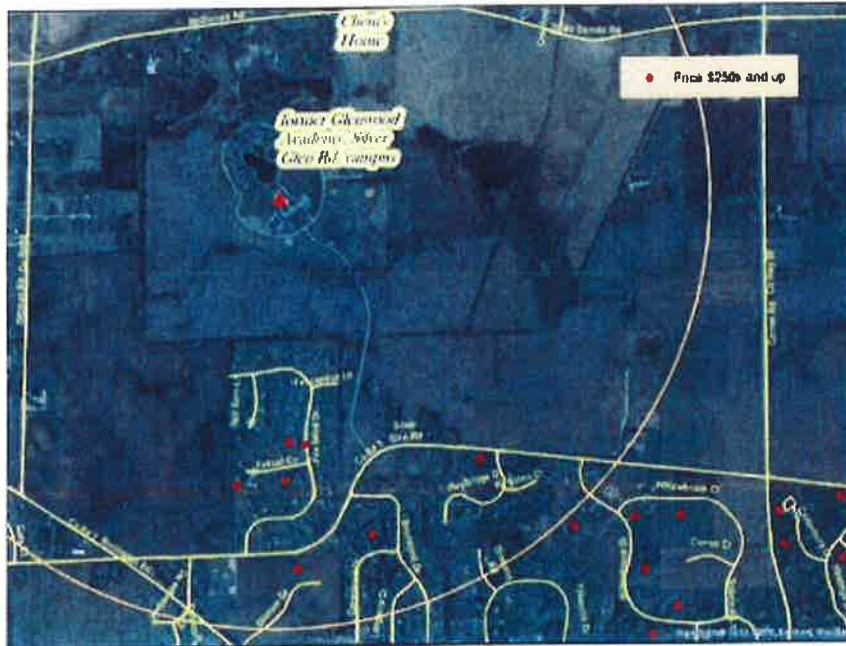
To reiterate, the voluminous empirical studies cited here provide ample evidence that the establishment of a for-profit 120 bed alcoholism and substance abuse rehabilitation facility to be located at 41W400 Silver Glen Road, St Charles, Illinois (formerly Glenwood School for Boys) would bring about at a minimum;

- Negatively impact property values in the surrounding areas of the proposed facility from 8% to 17%.
- Homeowners will perceive a 120 bed adult alcoholism and substance abuse rehabilitation facility to present significant risks facility thereby creating a negative externality resulting in lower property values. Specifically, homes located near an alcoholism and substance abuse rehabilitation facility like the one proposed in St. Charles, Illinois, will sell for a larger discount relative comparable homes.
- Given the rural nature of the proposed 120 bed alcoholism and abuse rehabilitation facility, it likely that the negative impact will be more severe in terms of both value and breadth given the tendency of residents in suburban/rural areas like Campton Hills to consider larger areas when defining who constitutes as a “neighbor” and assessing subsequent risks (Wentland, Waller and Brastow, 2014).
- The most severe impact on property values will be those located nearest the proposed 120 bed alcoholism and abuse rehabilitation facility. The graphic below depicts those

properties that were listed (white dots) and sold (red dots) within a 3 mile radius over the past 12 months.



- Have a larger and more severe impact on more expensive properties in the area. The graphic below depicts those properties that sold for \$250,000 or more within the last 12 months.



OPINION #2: The MaRous impact study supposes there to be no significantly negative impact on property values located nearby the proposed facility. I have thoroughly reviewed the MaRous opinion and find some areas of concern in the study.

- The MaRous study uses a matched-pair analysis to purport no differences in property values for those properties located near a former facility for troubled youth and not the 120 bed adult alcoholism and substance abuse rehabilitation facility such as the one proposed in St. Charles. Analyses using a matched-pair approach is very subjective and can be easily manipulated through property selection.
- Park Ridge, Illinois is the area used in the MaRous matched-pair analysis study and is not comparable to the Campton Hills area, where the proposed facility is to be located. The Park Ridge area is a suburban/urban area and significantly larger than Campton Hills which is of a more rural area in nature. The former Park Ridge facility is no longer operational and being converted to a park.

- The MaRous study also conducts a valuation of an existing property located near the proposed facility in St. Charles. However, this valuation has no current or predictive value of how market values will be impacted if the proposed 120 bed adult alcoholism and substance abuse rehabilitation center becomes a reality.

The impact study by MaRous is based upon a matched-pair analysis of properties located near a facility in Park Ridge, Illinois, which was formerly a facility for troubled youth. The facility is now being revamped into a park.⁵ The opinion offered in the MaRous impact study puts forth there to be no significantly negative impact on residential property values in close proximity to the proposed facility based on a matched-pair analysis conducted in the area of the former Park Ridge Youth facility. The former Park Ridge Youth facility is located in the suburban area of Park Ridge, Illinois and is located across the street from the Park Ridge Country Club. The findings are based on a matched-pair analysis comparison, which is a practical and excellent means of residential valuation in theory, however in practice much more problematic and difficult. In an appraisal forum discussion concerning matched pair analysis, one appraiser had this to say, "Great in theory, difficult in practice...matched-pairs, that is."⁶ Also, theoretically a matched-pair analysis assumes that the two properties chosen for comparison have only a singular difference, which in this situation is presumed to be the proximity near the former Park Ridge Youth facility. Another pertinent question from the appraisal forum referenced above concerning the selection of properties for comparison was "how often do you find 2 sales but with a single difference between the two?" In fact, as a licensed appraisal instructor, I demonstrate this dilemma of comparable property selection when teaching real estate appraisal courses by assigning the same property to be appraised by two students. One is assigned to value and appraise the property for the highest

⁵ <http://www.chicagotribune.com/suburbs/park-ridge/ct-park-ridge-youth-campus-tl-20150122-story.html>

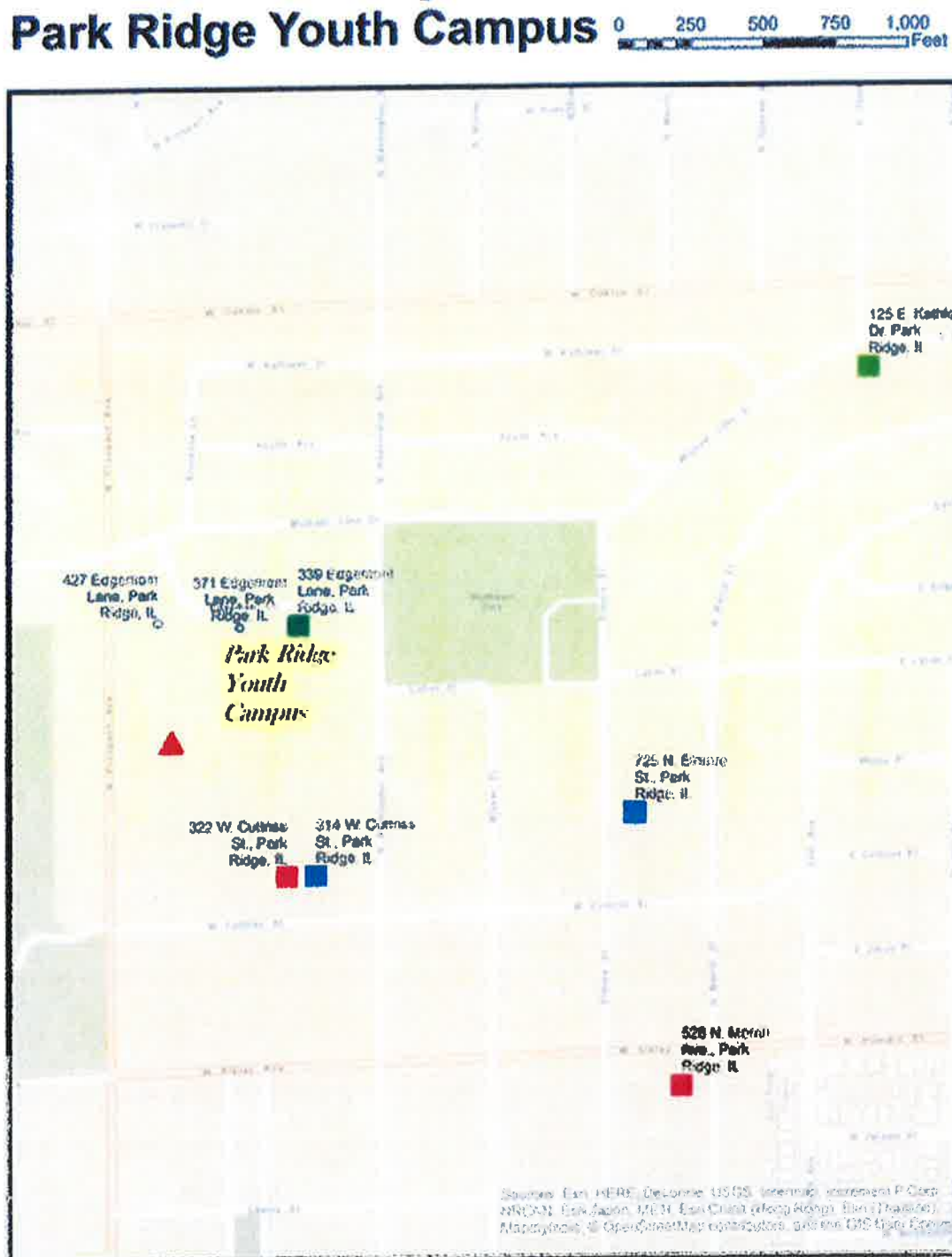
⁶ <http://appraisersforum.com/forums/threads/matched-paired-analysis.151233/>

justifiable value based on comparable properties while the other student is assigned to appraise the same property for the lowest justifiable value based on comparable properties.

In the MaRous study, the first matched pair analysis compares 339 Edgemont Lane, Park Ridge, IL with 125 E. Kathleen Drive, Park Ridge, IL. According to MaRous, the property located at 339 Edgemont (close to previous Park Ridge Youth facility) last sold in June 2011 for \$370,000 after being marketed for 67 days (see figure below of matched-pair properties). The property did transact for a \$29,000 discount relative to asking price. The comparison property located at 125 E. Kathleen Drive, Park Ridge, IL, sold in November, 2011 for \$412,000 after being marketed for only 5 days. This was an \$8,000 discount in price relative to the list price of \$420,000. Also, as shown in the figure below, 339 Edgemont Lane is in close proximity to both Northeast Park and Park Ridge Country Club, which are considered to be positive externalities and thus having an impact on nearby property values.

Matched Pair Analysis

Park Ridge Youth Campus



The second matched-pair analysis compares 314 W. Cuttriss street, Park Ridge, IL to 725 N. Elmore Street, Park Ridge IL. The 314 W. Cuttriss property listed for \$1,049,000 and sold for

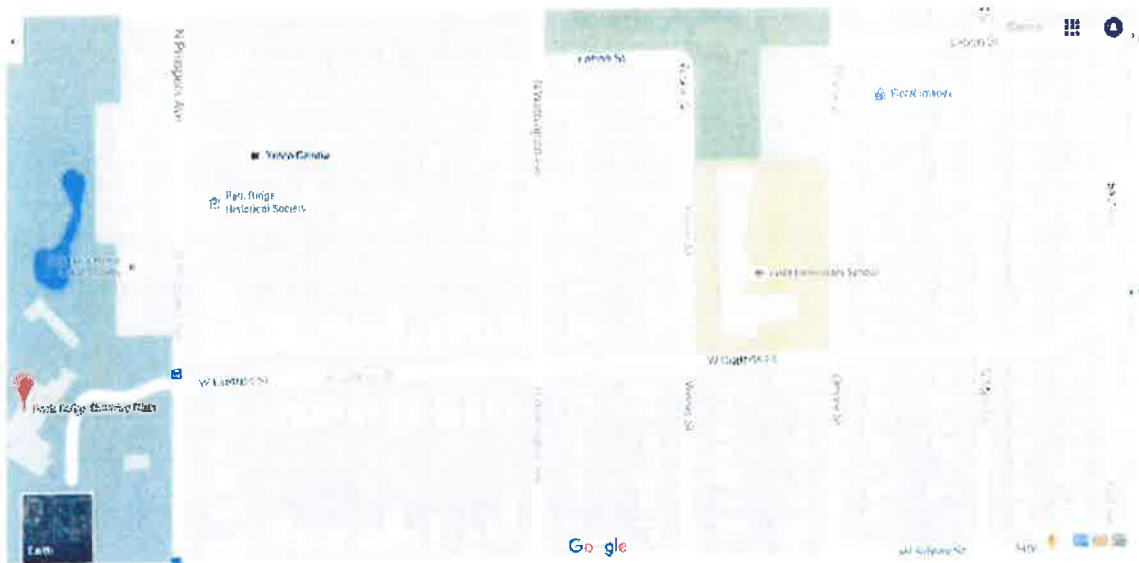
\$855,000 in August, 2008 after being marketed for 71 days for a discount of \$194,000. The comparison property located at 725 N. Elmore listed for \$798,000 and sold for \$745,000 in October 2009 after 105 days on the market for a discount of \$53,000. Some notable differences in characteristics of the 314 W. Cuttriss property relative to the suggested comparable of 725 N. Elmore (cookcountyassessor.com) that bring into question whether or not these are good comparable properties include the significant difference in living area (3,298 vs. 2,360), type of exterior (Frame/Masonry vs. Frame only), presence of central air, type and size of garage and lot size (11,450 vs 9,600 sqft.). As with the first matched-pair analysis, the proximity to the Park Ridge Country Club and considered to be a positive externality impacting nearby property values further increasing the already difficult and subjective process of value adjustment in matched-pair analysis.

The third matched-pair analysis compares 322 W. Cuttriss, Park Ridge, IL to 528 N. Merrill Ave, Park Ridge, IL. The 322 W. Cuttriss property was listed for \$889,000 and sold for \$851,000 in August, 2007 after spending 7 days on the market. The comparable property, located at 528 N. Merrill Ave listed for \$884,000 and sold for \$812,500 in October, 2007 after spending 74 days on the market. As with both previous matched-pair analyses, the Park Ridge Country Club will likely have a positive impact on nearby properties making the value adjustment process more uncertain.

In summary, matched-pair analysis is a subjective methodology that can be exploited to achieve any result the investigator desires by searching out comparison properties that supports the desired conclusion.⁷ As can be seen in figure below, there are a multitude of residential properties in the Park Ridge area from which the investigator could have selected for use in comparison. Even the most experienced appraiser would have difficulty examining all of the

⁷ <http://activerain.com/blogview/1106287/paired-sales-matched-pairs---a-flawed-technique--->

possible properties to insure that the absolute most similar property was selected. “Traditional appraisal methods contain a high potential for bias, because the appraiser often engages in the highly questionable practice of “data mining” by selecting comparable sales to support a preconceived value consideration.”⁸ Finally, the former Park Ridge Youth facility is located in a very close proximity to Northeast Park and the Park Ridge Country Club, both of which are positive externalities impacting value which further convolutes the already difficult and subjective process of value adjustment in matched-pair analysis.

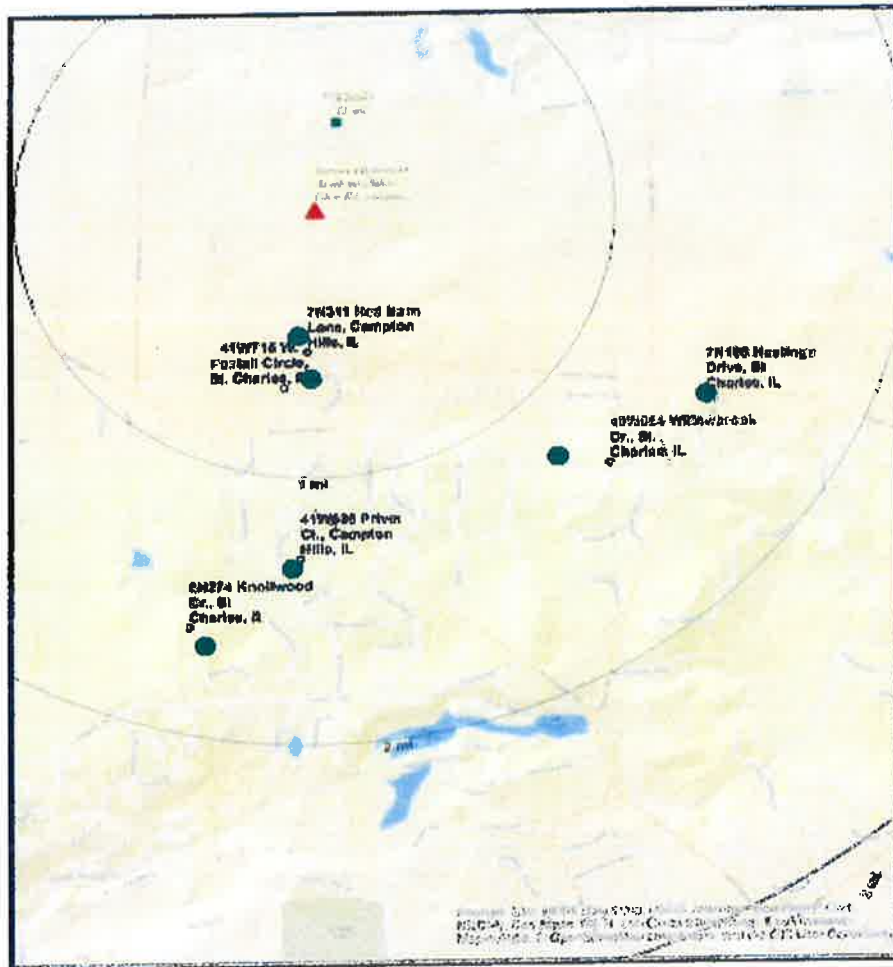


The MaRous impact study also did an analysis of a recently sold property in the vicinity of the proposed alcoholism and substance abuse rehabilitation center in St. Charles, IL. The property the investigator uses as the subject property is 41W625 West Foxtail Circle, St. Charles, IL suggested a list of comparable properties listed in the table and figure below;

	Property address
Comp 1	7N108 Hastings Drive, St Charles, IL
Comp 2	41W686 Privet Ct., Campton Hills, IL
Comp 3	40W654 Willowbrook Dr., St. Charles, IL
Comp 4	7N311 Red Barn Lane, Campton Hills, IL

⁸ <http://realstat.com/download/discredit.pdf>

Comp 5	6N274 Knollwood Dr., St Charles, IL
Comp 6	41W715 Foxtail Circle, St. Charles, IL

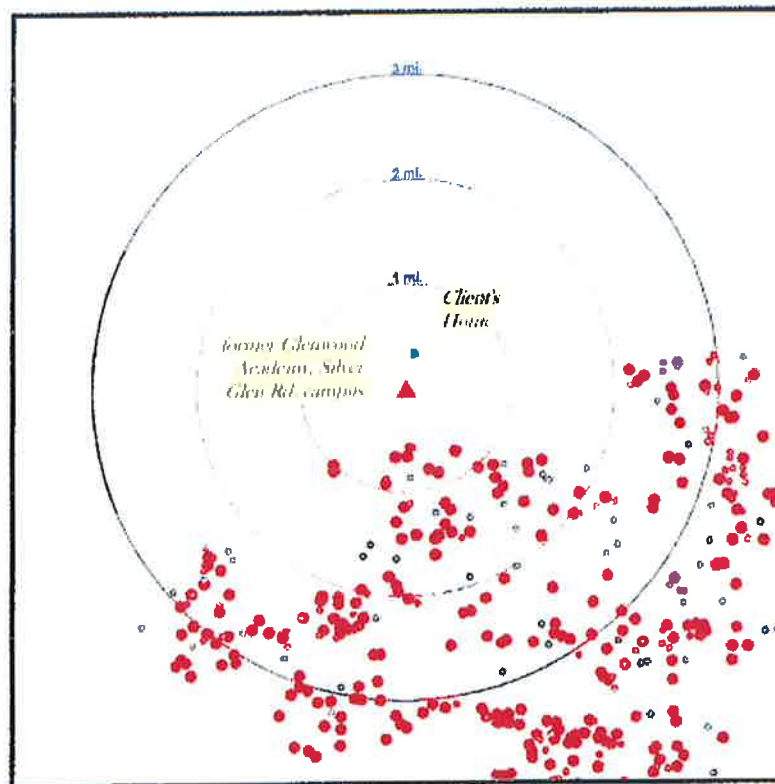


The investigator values the property located at 41 W625 West Foxtail Circle, St. Charles, IL to be between \$365,000 and \$385,000. The property sold for \$375,000 after being on the market for 8 days. However, this valuation is not pertinent to this opinion given that the negative externality of the proposed facility does not currently exist.

SUMMARY OF IMPACT OF ALCOHOLISM AND SUBSTANCE ABUSE REHABILITATION FACILITY

It is my professional opinion that the proposed 120 bed adult alcoholism and substance abuse rehabilitation facility will have significant and negative impact on the community including, but not limited to the following;

- A negative impact on property values in the surrounding areas of the proposed facility ranging from 8% to 17%. For the average property located in the Campton Hills area, this could be a loss in value of over \$93,103 in property value. Based on the 269 of 486 properties that were listed for sale over the last 12 months within a 3 mile radius of the proposed 120 bed alcoholism and substance abuse rehabilitation facility, the average loss in value would at a minimum exceed \$12 million for the greater neighborhood.
- Properties located in the closest proximity to the proposed facility will be impacted more harshly than those with a larger distances from the facility. There exist a significant amount of research that shows negative externalities have the most severe impact on value the more proximate the properties to the externality (in this case the proposed abuse rehabilitation facility) (LaRoche, Waller, Wentland, 2014; Wentland, Waller and Brastow, 2014; Dear, Taylor and Hall, 1980; Farber, 1999; Congdon-Hohman, 2013; Turnbull, Waller, Wentland, Witschey and Zahirovic-Herbert, 2015). It is likely that all properties that fall within the graphic below will be negatively impacted by the proposed alcoholism and substance abuse rehabilitation facility.



- It is expected that those properties located within a 1 mile radius will be the most devalued by the proposed 120 bed alcoholism and substance abuse rehabilitation facility with losses in value of approximately \$3million based on the properties that were listed for sale over the last 12 months.
- Properties located between 1 and 3 miles of the proposed facility will suffer an estimated loss in property value as much as \$10 million based on the properties that were listed for sale over the last 12 months.
- The more expensive properties in the immediate area of the proposed 120 bed alcoholism and substance abuse rehabilitation facility will be more severely impacted in terms of value loss. Of the 485 properties that sold over the last 12 months, 50% or 244 of these properties sold for \$449,900 or more. In fact, properties that transacted in the upper 25 percentile (122 properties) sold for \$600,000 or more. Thus it is readily apparent that there are

numerous properties that will be impacted by the proposed 120 bed alcoholism and substance abuse rehabilitation facility resulting in significantly large losses in property values.

- As a result of the increased degree of risk posed by the proposed 120 bed adult alcoholism and substance abuse rehabilitation facility, there will be a more severe, negative impact on nearby property values than the impact of the facility presented by MaRous, which posed a lower degree of risks to nearby homeowners. As shown by LaRoche, Waller and Wentland (2014), as the homeowner's perception of risk increases so will the negative externality resulting in lower neighborhood property values. The proposed 120 bed adult alcoholism and substance abuse rehabilitation facility is likely to be perceived by the typical homeowner to have significant risks resulting in a negative externality to the Campton Hills community resulting in lower property values.
 - Given that extensive estimate in property value loss of over \$21 million associated with the proposed 120 bed alcoholism and substance abuse rehabilitation center, there will be an unintended consequence of loss in real estate tax revenue.
- The mostly rural location of the proposed 120 bed adult alcoholism and substance abuse rehabilitation facility will be a significant factor in the influence of property values. Wentland, Waller and Brastow (2014) find that residents in suburban/rural areas consider larger geographical areas when defining who constitutes a "neighbor" and assign risk in a broader geographical area.
 - The rural area has somewhat of a double-edge sword effect (see figure of area below). One is that residents in such communities consider a larger geographical area when assessing externality risks (Wentland, Waller and Brastow, 2014). That

is the proposed 120 bed alcoholism and substance abuse rehabilitation facility will have a more far-reaching impact on property values than if it were to be located in an urban area. A second effect of the rural location is liquidity impact that such a facility will have on properties being marketed for sale. Rural areas tend to have less liquidity (marketability) due to the simple economic concept of supply and demand. That is there are simply more buyers and sellers in urban markets than rural ones. The decreased marketability of properties due to the rural nature of the area coupled with the negative externality of the proposed facility will significantly impact the marketing outcomes of both selling price and marketing time.



- Regardless of the separation by from “most residential dwellings”⁹ such separation will have no impact on the stigma effect that will be associated with the proposed 120 bed adult alcoholism and substance detox facility. Furthermore, the water tower for the proposed

⁹ MaRous Impact study

facility is quite an obvious fixture and will certainly be a topic of question for future homebuyers in the area.

- Regardless of highest and best use for the existing property, demand for the existing facility or financial benefits to taxing bodies, such a facility will negatively impact neighboring properties values and thus should not be permitted under section 4.8-2 (b) and (c) of the Kane County Zoning Ordinance.

PROPERTIES LISTED	FULL SAMPLE	1 MILE	2 MILE	3 MILE
N	486	33	53	183
AVG. PRICE	547,662	452,124	392,104	537,460
TOTAL	266,163,732	14,920,092	20,781,512	98,355,180
AVG. PROPERTY LOSS (14%)	76,673	63,297	54,895	75,244
LOSS @8%	21,293,099	1,193,607	1,662,521	7,868,414
LOSS @ 17%	45,247,834	2,536,416	3,532,857	16,720,381

PROPERTIES SOLD	FULL SAMPLE	1 MILE	2MILE	3 MILE
N	309	24	30	107
AVG. PRICE	532,072	415,528	352,752	510,974
TOTAL	164,410,248	9,972,672	10,582,560	54,674,218
AVG. PROPERTY LOSS (14%)	74,490	58,174	49,385	71,536
LOSS @8%	13,152,820	797,814	846,605	4,373,937
LOSS @ 17%	27,949,742	1,695,354	1,799,035	9,294,617

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BENNIE D. WALLER, PhD

Office Address

**Longwood University
201 High Street
Farmville, VA 23901
(434) 395-2046 - Office
(434) 395-2203 -Fax
wallerbd@longwood.edu**

Home Address

**804 First Avenue
Farmville, VA 23901
www.benniewaller.com
bdw@benniewaller.com**

BIOGRAPHY

Bennie D. Waller is Professor of Finance and Real Estate and Department Chair in the College of Business and Economics as well as the Director of the Center for Financial Responsibility at Longwood University. Dr. Waller's research and consulting is largely focused in the area of principal-agent and housing externality issues in residential real estate and the use of automated valuation models. He holds active real estate salesperson and appraisal educational licenses in Virginia.

Dr. Waller has published in the leading real estate journals which include *Real Estate Economics*, *Journal of Real Estate Finance and Economics* and *Journal of Real Estate Research* among others. Furthermore, his research has been cited in top media outlets such as MSNBC.com, SmartMoney.com and the Wall Street Journal. Dr. Waller is also the co-author of two real estate textbooks; *Real Estate Finance* and *Investment Decisions in Real Estate*.

EDUCATION

University of Mississippi

Major: Management Information Systems, **Ph.D., 2007**

Dissertation: Decision Support Systems: Agent Based or Query Based for Better Residential Real Estate Decision Making.

Major: Finance, **Ph.D., 1998**

Dissertation: Location, Location, Location: A Comparison of the Predictive Validity of a Neural Network and Regression Methodology and their Performance in the Construction of a Heterogeneous Residential Appraisal Model.

Minors: Real Estate, Management Information Systems and Quantitative Methods

University of North Carolina-Wilmington, MBA - 1993

Longwood University, BSBA – 1990

OTHER PROFESSIONAL LICENSES

- Real Estate Appraiser, Mississippi 1998-2002
- Real Estate Appraiser Education, Virginia 2007-present
- Real Estate Broker, Mississippi 1998-2002
- Real Estate Salesperson License, Virginia 2007-present.

RELEVANT EXPERIENCE

Director, Center for Financial Responsibility: Longwood University

2013 – Present

Responsibilities include;

- Fund raising
 - Grant funding (\$15,000) to pilot dual enrollment program in economics and personal finance, 2013
 - Local fund raising to sponsor dual enrollment program (\$5,000), July 2014.
 - Grant funding to install streaming video equipment (\$15,000) for course delivery options.
- Community outreach
- Dual enrollment initiative with Virginia High Schools to offer state mandated economics and personal finance class
- Continuing education

Department Chair, Accounting, Economics, Finance and Real Estate and ISCS: Longwood University
2008 - present

Responsibilities include but not limited to;

- Networking with internal and external constituents for financial support, internship opportunities and speaking engagements.
- Scheduling and supervision of department which includes twelve full-time faculty members, several adjunct professors and administrative staff.
- Departmental budgeting including the allocation of scarce resources for faculty development and travel.
- Recruitment and preservation of top faculty members during severe budget crisis.
- Strategic planning for department including the promotion and fostering of professional development activities related to academic leadership, classroom instruction, instructional technology, and support staff development.
- Service as a member of the School of Business Administration and Economics' Administrative team in charge of strategic planning of the CBE's mission.
- Service as co-chair of the University's Academic Advisory Council (AAC) representing the department and college on academic issues.
- Monitoring all aspects relating to accreditation standards, both AACSB and SACS.

Full Professor: Longwood University 2012 – present

- Classes (undergraduate and graduate) include but not limited to corporate finance, managerial finance, personal finance, principles of real estate, real estate appraisal, real estate finance and investments and risk management.

Associate Professor: Longwood University 2006 – 2012

Assistant Professor: Longwood University 2003 – 2006

Assistant Professor: Auburn University Montgomery 2002 - 2003

Assistant Professor: Francis Marion University 1999 - 2002

Visiting Assistant Professor: University of Mississippi, Oxford, MS 1998 - 1999

Consultant: FNC, Inc., Oxford, MS 1997 – 1999

Graduate Instructor: University of Mississippi, Oxford, MS 1993 - 1998

Graduate Research Assistant: University of North Carolina, Wilmington, NC 1991-1993

Lecturer: Cape Fear Community College, Wilmington, NC 1991-1993

PUBLICATIONS

- **Client Externality of Agents Selling Their Own Properties.** Xun Bian, Geoffrey K. Turnbull and Bennie D. Waller. *Journal of Real Estate Finance and Economics*, forthcoming.

- **Commission Splits in Real Estate Transactions: An Agency Problem?** Xun Bian, Abdullah Yavas and Bennie D. Waller. *Journal of Real Estate Finance and Economics*, forthcoming.
- **How Many Listings Are Too Many? Agent Listing Inventory and Sales Performance.** Xun Bian, Geoffrey K. Turnbull, Bennie D. Waller and Scott Wentland. *Journal of Housing Economics*, forthcoming.
- **The Role of Transaction Costs in Impeding Market Exchange in Real Estate (Best Paper Award).** Xun Bian, Bennie D. Waller and Scott A. Wentland. *Journal of Housing Research*, forthcoming.
- **Not in My Backyard”: The Effect of Substance Abuse Treatment Centers on Property Values.** Claire LaRoche, Scott Wentland and Bennie D. Waller. *Journal of Sustainable Real Estate*, 2014, 6:1, 63-92.
- **What You Say Matters: The Impact of Broker Vernacular on Property Marketing Outcomes.** Kimberly R. Goodwin, Bennie D. Waller and Shelton Weeks. *Journal of Housing Research*, forthcoming.
- **Seller Over-Pricing and Listing Contract Length: The Effects of Endogenous Listing Contracts on Housing Markets.** Randy Anderson, Ray Brastow, Geoffrey K. Turnbull and Bennie D. Waller. *Journal of Real Estate Finance and Economics*, 2014, 49:3, 434-450.
- **Estimating the Effect of Crime Risk on Property Values and Time on Market: Evidence from Megan’s Law in Virginia.** Scott Wentland, Bennie D. Waller and Ray Brastow. *Real Estate Economics* 2014, 42:1, 223-251.
- **Two Sides of Dual Agency: Evidence from Homebuyers and Transactions.** Jon Wiley, Bennie D. Waller and Raymond Brastow. *Journal of Property Research*, 2013, 30:1, 47-66.
- **Dual Agency Representation: Incentive Conflicts or Efficiencies?** Ray Brastow and Bennie D. Waller. *Journal of Real Estate Research*, 2013, 35:2, 199-222.
- **On the Likelihood of a Transaction and the Amount of Time Provided the Broker to Sell Property,** Raymond T. Brastow, Ken H. Johnson and Bennie D. Waller. *Journal of Housing Research*, 2012, 21:2, 215-225.
- **Efficiency and Incentives in Residential Brokerage,** Raymond T. Brastow, Thomas Springer and Bennie D. Waller. *Journal of Real Estate Finance and Economics* 2012, 45:4, 1041-1061.
- **Undergraduate Real Estate Appraisal in the United States.** William Hardin, Bennie D Waller and H. Shelton Weeks. *Journal of Real Estate Practice and Education* 2012, 15:1, 19-31.

- **The Impact of Agent Experience on the Real Estate Transaction.** Bennie D. Waller and Ali Jubran. *Journal of Housing Research* 2012, 21:1, 67-82.
- **Listing Contract Length and Time on Market,** Bennie D. Waller, Raymond T. Brastow, and Ken H. Johnson. *Journal of Real Estate Research*, 2010, 32:3, 271-288. **Best Paper by ARES membership, 2010.**
- **Liquidating Real Estate Assets Quickly: What Affects the Probability of a Quick Sale?** Bennie D. Waller and Melanie Marks. *Journal of Real Estate Practice and Education* 2010, 13:1, 2010, 55-70.
- **A Comparison of University Freshman and Faculty Perceptions of Academic Honesty,** Mitchell Adrian, Sally Gilfillan, Wayne McWee and Bennie D. Waller. *Insights to a Changing World Journal* 2007, 3, 135-145.
- **Minimizing Market Duration: The Strategic Selection of the Listing Brokerage Firm,** Bennie D. Waller and David Ellis. *ASBBS E-Journal* 2006.
- **Time on Market: An Analysis of Lake Properties,** Bennie D. Waller and Cecilia Robinson. *ASBBS E-Journal* 2005.
- **Improving Customer Service in the Real Estate Industry: A Property Selection Model Using Taguchi Loss Functions,** Bennie Waller, Bryan Kethley and Troy Festervand, *Total Quality Management*, 2002, 13:6, 739-748.
- **The Marketing of Industrial Real Estate: Application of Taguchi Loss Functions,** Bennie Waller, Bryan Kethley and Troy Festervand, *Journal of Multi-Criteria Decision Analysis* 2001, 10:4, 219-228.
- **An Appraisal Tool for the 21st Century: Automated Valuation Models,** Bennie Waller, Neil Riley and Timothy Greer, *Australian Property Journal*, 2001, 36:7, 636-641.
- **The Technological Astuteness of the Appraisal Industry,** Bennie D. Waller, *Appraisal Journal* October 2000, 68:4, 469-473.
- **A Survey of the Technological Astuteness of the Appraisal Industry,** Bennie D. Waller, *Valuation, Insights and Perspectives*, 2000, 5:3, 14-16.
- **Flaming Among First-time Group Support System Users,** Milam Aiken and Bennie Waller, *Information and Management* 2000, 37:2, 95-100.

- **EDI and E-Commerce: The Future of the Appraisal Industry**, Bennie D. Waller, *Appraisal Journal*, 1999, 67, 370-374.
- **The Impact of AVMs on the Appraisal Industry**, Bennie Waller, *Appraisal Journal*, July 1999, 67, 287-292.
- **A New Tool for the Pricing of Homeowner Association Dues**, Bennie Waller and Milam Aiken, *International Journal of International Information Management*, March 1999, 10:1, 73-80.
- **Predicting Prepayment of Residential Mortgages: A Neural Network Approach**, Bennie Waller and Milam Aiken, *International Journal of Information and Management Systems*, December 1998, 9:4, 37-44.

PAPERS UNDER REVIEW

- **Capitalization of Targeted Property Tax Relief in Home Prices: Evidence from Virginia Elections**. Jeremy G. Moulton, Bennie D. Waller and Scott A. Wentland. Under review at *Journal of Urban Economics*.
- **Do “Productive” Agents Really Deliver for their Clients?** Geoffrey K. Turnbull and Bennie D. Waller. R&R at *Journal of Real Estate Research*.
- **Dynamic Spatial Externalities and Real Estate Liquidity**, Ray Brastow, Bennie D. Waller and Scott Wentland. Under review at *Journal of Real Estate Research*.
- **Sex and Selling: Real Estate Agent Gender, Bargaining, House Price and Liquidity**. Duong Pham, Geoffrey K. Turnbull and Bennie D. Waller. Under review at *Journal of Labor Economics*.

TEXT BOOKS

- **Real Estate Finance**. Phillip T. Kolbe, Gaylon E. Greer and Bennie D. Waller, Dearborn Financial Publishing Inc., 3rd edition, 2012.
- **Investment Analysis for Real Estate Decisions**. Phillip T. Kolbe, Gaylon E. Greer and Bennie D. Waller, Dearborn Financial Publishing Inc., 8th edition, 2013.

WORKING PAPERS

- **Does Agent-Type Impact Marketing Outcomes? An Empirical Test of Agent-Owned Properties.** Geoffrey K. Turnbull, Bennie D. Waller and Scott A. Wentland.

PRESENTATIONS

- **Sex and Selling: Real Estate Agent Gender, Bargaining, House Price and Liquidity.** Duong Pham, Geoffrey K. Turnbull and Bennie D. Waller. Presented at AREUEA annual meeting, San Francisco, CA, January, 2016.
- **Capitalization of Targeted Property Tax Relief in Home Prices: Evidence from Virginia Elections.** Jeremy Moulton, Bennie D. Waller and Scott Wentland. Presented at AEA annual meeting, San Francisco, CA, January, 2016.
- **The Impact of Gasoline Prices on the Marketing Outcomes of Residential Real Estate.** Ken H. Johnson and Bennie D. Waller. Presented at ARES annual meeting, Ft. Myers, FL. April, 2015.
- **The Impact of Historical Rehabilitative Tax Credits on the Marketing Outcomes of Neighboring Properties.** Geoffrey K. Turnbull, Velma Zahorivic-Herbert and Bennie D. Waller and Walter Witschey. Presented at ARES annual meeting, Ft. Myers, FL. April, 2015.
- **Island Property Management: Amenities and Dis-amenities in Paradise.** Claire LaRoche and Bennie D. Waller. Presented at ARES annual meeting, Ft. Myers, FL. April, 2015.
- **Sex and Selling: Real Estate Agent Gender, Bargaining, House Price and Liquidity.** Duong Pham, Geoffrey K. Turnbull and Bennie D. Waller. Presented at ARES annual meeting, Ft. Myers, FL. April, 2015.
- **Information Quality and Residential Real Estate Markets: Mistake or Market Manipulation?** Xun Bian, Justin Contat, Bennie D. Waller and Scott A. Wentland. Presented at ARES annual meeting, Ft. Myers, FL. April, 2015.
- **Hot Markets, Cold Markets: An Alternative Housing Market Index.** Xun Bian, Ray Brastow, Justin Contat, Bennie D. Waller and Scott A. Wentland. Presented at ARES annual meeting, Ft. Myers, FL. April, 2015.
- **Sources of Dual Agency in Housing Transactions.** Ray Brastow and Bennie D. Waller. Presented at ARES annual meeting, Ft. Myers, FL. April, 2015.
- **Dynamic Spatial Externalities and Real Estate Liquidity.** Ray Brastow, Bennie D. Waller and Scott A. Wentland. Presented at ARES annual meeting, Ft. Myers, FL. April, 2015.
- **Foreclosure Externalities and Real Estate Liquidity.** Xun Bian, Raymond T. Brastow, Bennie D. Waller and Scott A. Wentland. Presented at AREUEA annual meeting, Boston, MA. January, 2015.

- **The Impact of Additional Education of Real Estate Professionals on the Outcome of Owner-Agent Properties.** Geoffrey K. Turnbull and Bennie D. Waller. Presented at Academy of Financial Services Conference, Nashville, TN. October 2014.
- **The Impact of Elections on Real Estate: Evidence from Residential Micro-data in Virginia.** Jeremy Moulton, Bennie D. Waller and Scott Wentland. Presented at Southern Economic Association Conference, Atlanta, GA. November 2014.
- **Termination of Listing Contracts: A Competing Risk Survival Analysis.** Xun Bian, Chao Yue Tian, and Bennie D. Waller. Presented at ARES annual meeting, San Diego, CA. April, 2014. *National Association of Realtors best paper award.*
- **The Practice of Client Farming by Real Estate Agents.** Kimberly R. Goodwin, Edward Kinman and Bennie D. Waller. Presented at ARES annual meeting, San Diego, CA. April, 2014.
- **The Impact of Elections on Real Estate: Evidence from Residential Microdata in Virginia.** Jeremy Moulton, Bennie D. Waller and Scott Wentland. Presented at ARES annual meeting, San Diego, CA. April, 2014.
- **Foreclosure Externalities and Real Estate Liquidity.** Xun Bian, Raymond T. Brastow, Bennie D. Waller and Scott A. Wentland. Presented at ARES annual meeting, San Diego, CA. April, 2014.
- **Agent Specialization and Transaction Efficiencies in Real Estate.** Xun Bian, Raymond T. Brastow, Thomas Springer, Bennie D. Waller and Scott A. Wentland. Presented at ARES annual meeting, San Diego, CA. April, 2014.
- **Not in My Backyard: The Effect of Substance Abuse Treatment Centers on Property Values.** Claire LaRoche, Bennie D. Waller and Scott Wentland. Presented at ARES annual meeting, San Diego, CA. April, 2014. *Best paper award.*
- **Do “Productive” Agents Really Deliver for their Clients?** Geoffrey K. Turnbull and Bennie D. Waller. Presented at AREUEA annual meeting, Philadelphia, PA, January, 2014.
- **How Many Listings Are Too Many? The Impact of Agent Inventory Externalities.** Xun Bian, Geoffrey K. Turnbull, Bennie D. Waller and Scott Wentland. Presented at AREUEA annual meeting, Philadelphia, PA, January, 2014.
- **Neighborhood Tipping and Sorting Dynamics in Real Estate: Evidence from the Virginia Sex Offender Registry (Best Paper Award),** Xun Bian, Raymond Brastow, Michael Stoll, Bennie D. Waller and Scott Wentland. ARES annual meeting, Kona, HI, April 2013.
- **How Many is Too Many? The Impact of Agent Inventory on Selling Price and Liquidity of Client Properties,** Xun Bian, Geoffrey K. Turnbull and Bennie D. Waller. ARES annual meeting, Kona, HI, April 2013.
- **Commission Splits in Real Estate Transactions: An Agency Problem?** Xun Bian, Abdullah Yavas and Bennie D. Waller. AREUEA annual meeting, San Diego, CA, January 2013.

- **Effects of Listing Broker Specialization.** Ray Brastow, Tom Springer and Bennie D. Waller. SFA meeting, Charleston, SC, November 2012.
- **Cumulative Probability of Residential Real Estate Sales and Listing Contract Length.** Ray Brastow and Bennie D. Waller. ARES meeting, St. Petersburg, FL, April 2012.
- **Commission Splits in Real Estate Transactions: An Agency Problem?** Xun Bian, Abdullah Yavas and Bennie D. Waller. ARES meeting, St. Petersburg, FL, April 2012.
- **The Examination of the Multi-tasking Agent.** Xun Bian, Geoffrey Turnbull and Bennie D. Waller. ARES meeting, St. Petersburg, FL, April 2012.
- **Signaling a Costly Transaction to Induce Dual Agency: Evidence from Virginia.** Xun Bian, Bennie D. Waller and Scott Wentland. ARES meeting, St. Petersburg, FL, April 2012.
- **The Dependency of the Real Estate Broker's Response Function on the Homeowner's Pricing Distribution.** Geoffrey Turnbull, Bennie D. Waller, Randy Anderson, and Ray Brastow. AREUEA meeting, Chicago, IL, January 2012.
- **The Performance of Owner-Agent Properties during Volatile Economic Conditions (Best Paper Award).** Brandon Caracciolo (Honor's undergraduate student) and Bennie D. Waller. Clute Institute meeting, Orlando, FL, 2012.
- **A Multi-Stage Hierarchical Process Using Taguchi Loss Functions And Regression To Appraise Residential Properties: A Second Look.** Bryan Kethley, Brian Reithel and Bennie D. Waller. Clute Institute meeting, Orlando, FL, 2012.
- **Incorporating Students into our Research: Experience in Real Estate.** Bennie D. Waller and Ali Jubran. Invited presentation at Longwood's Presidential Inauguration lecture series. October, 2011.
- **The Motivating Causes of Dual Agency Transactions: Specialization and Incentives** Ray Brastow, Thomas Springer and Bennie D. Waller. ARES meeting, Seattle, WA, April 2011.
- **The Role of Transaction Costs in Impeding Market Exchange in Real Estate (Best Paper Award).** Bennie D. Waller and Scott Wentland. ARES meeting, Seattle, WA, April 2011.
- **What You Say Matters: The Impact of Broker Vernacular on Property Marketing Outcomes.** Kimberly Goodwin, Bennie Waller and Shelton Weeks. ARES meeting, Seattle, WA, April 2011.
- **Listing Contract Terms and the Simultaneous Determination of Time on Market and Selling Price.** Randy Anderson, Ray Brastow, Geoffrey K. Turnbull and Bennie D. Waller. ARES meeting, Seattle, WA, April 2011.
- **The use of a Taguchi Loss Function as a mechanism for the selection of optimal comparable properties in the residential appraisal process (Best Paper Award).** Bennie D. Waller and Bryan Kethley. Clute Institute meeting, New Orleans, LA, March 2011.

- **The Transitory Nature of Real Estate Agents.** Ali Jubran (undergraduate student) and Bennie D. Waller. Clute Institute meeting, New Orleans, LA, March 2011.
- **How Close is Too Close? An Examination of School Quality and Proximity.** William B. Lewis (MBA student) and Bennie D. Waller. Clute Institute meeting, New Orleans, LA, March 2011.
- **Estimating the Effect of Crime Risk on Property Values and Time on Market: Evidence from Megan's Law in Virginia.** Ray Brastow, Bennie D. Waller and Scott Wentland. AREUEA meeting, Denver, CO, January 2011.
- **Estimating the Effect of Crime Risk on Property Values and Time on Market: Evidence from Megan's Law in Virginia.** Ray Brastow, Bennie D. Waller and Scott Wentland. Research Seminar - Federal Reserve Bank of Richmond, Baltimore, MD, January 2011.
- **Estimating the Effect of Crime Risk on Property Values and Time on Market: Evidence from Megan's Law in Virginia.** Ray Brastow, Bennie D. Waller and Scott Wentland. Research Seminar - Federal Reserve Bank of Richmond, Richmond, VA. November 2010.
- **Estimating the Effect of Crime Risk on Property Values and Time on Market: Evidence from Megan's Law in Virginia.** Ray Brastow, Bennie D. Waller and Scott Wentland. Longwood Blackwell Talks, October 2010.
- **Ethical Dilemmas Facing Today's Real Estate Professional,** Bennie D. Waller, Paul Barrett, and Louise Waller. AABRI meeting, Orlando, FL. September, 2010.
- **Undergraduate Real Estate Appraisal in the U.S.** William Hardin, III, Bennie D. Waller and Shelton Weeks. ARES conference, Naples, FL, 2010.
- **Pricing and Time Effects of Broker Incentives in Residential Real Estate.** Ray Brastow, Thomas Springer and Bennie D. Waller. ARES conference, Naples, FL, 2010.
- **Estimating the Effect of Crime Risk on Property Values and Time on Market: Evidence from Megan's Law in Virginia.** Ray Brastow, Bennie D. Waller and Scott Wentland. ARES conference, Naples, FL, 2010.
- **Dual Agency Representation: A Breeding Ground for Moral Hazard.** Ray Brastow and Bennie D. Waller. Annual Southern Finance Association, Captiva Island, FL; November, 2009.
- **The use of a Taguchi Loss Function as a mechanism for the selection of optimal comparable properties in the residential appraisal process.** Bennie D. Waller, Bryan Kethley and Brian Reithel. DSI annual meeting, New Orleans, LA; November, 2009.
- **The Impact of Gas Prices on the Marketing Duration of Residential Real Estate.** Louise Waller and Bennie D. Waller. AABRI, Orlando, FL, October, 2009.

- **Broker and Seller Incentives at Listing: Simultaneous Determination of Contract Length and Time on Market.** Bennie D. Waller and Ray Brastow. American Real Estate Society conference, Monterey, CA; April 2009.
- **The Probability of Dual Agency (Best Paper).** Bennie D. Waller and Ray Brastow. American Real Estate Society conference, Monterey, CA; April 2009.
- **The Impact of Listing Agent Characteristics on the Residential Sales Process.** Bennie D. Waller and David Olsen (undergraduate honor student), ASBBS Conference, Las Vegas, NV, 2009.
- **Two-Stage Least Squares: Simultaneous Determination of Days on Market, Length of Contract, and Percentage Overpriced,** Bennie D. Waller, Ray Brastow and Caitlin Hooe (undergraduate honor student), ARES Conference, Captiva Island, FL, 2008.
- **Information Asymmetries: Does a moral hazard AND adverse selection situation exist for properties sold in less than thirty days?,** Bennie D. Waller, Caitlin Hooe (undergraduate honor student) and Ray Brastow, ASBBS Conference, Las Vegas, NV, 2008.
- **Small Business Ownership as Part of an Integrated Personal Financial Plan,** Bennie D. Waller, John Gaskins and Arora Sangeeta, ASBBS Conference, Las Vegas, NV, 2008.
- **Using Geographic Information Systems to Assess Consumer Real Estate Market Conditions,** Bennie D. Waller, John Gaskins, ASBBS Conference, Las Vegas, NV, 2008.
- **The examination of the relationship between real estate brokerage firms and home inspectors: Is the relationship truly arms-length?** Bennie D. Waller, Chad Roberson (undergraduate student), ASBBS Conference, Las Vegas, NV, 2008.
- **Maximization or Minimization; How asymmetric information contributes to the conflicts of dual agency representation,** Bennie D. Waller, Amy Swayne (undergraduate student), and Claire LaRoche, ASBBS Conference, Las Vegas, NV, 2008.
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- **An Analysis of Factors Leading to Password Security Failures,** Bennie D. Waller, Bryan Kethley and Dean Cleavenger, ASBBS Conference, Las Vegas, NV, February, 2004.
- **From Full Time Faculty To Administrator,** Bennie Waller, Robert Barrett and Neil Riley, *Annual Meeting of SE INFORMS*, Myrtle Beach, SC, 2001.

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- Supplemental Expert Report of Bennie D. Waller in Re: Regional Multiple Listing Service (RMLS) of Minnesota, Inc., dba NorthstarMLS vs. American Home Realty (AHRN) vs. Edina Realty, Inc., and Home Services of America (HSA), Inc. The United States District Court, District of Minnesota, Case No. Civil No. 12-CV-0965 JRT/FLN, January 18, 2014.
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- Quote in article “Don’t let bad finances stop you from getting a mortgage” by Terri Williams on Yahoo.com, June 23, 2014.
- Quoted in article “Want to Flip a House? Here’s How to Actually Make a Profit” by Lisa Rowan on thepennyhoarder.com, June 24, 2014.
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- Quoted in article “Buyers should beware using seller’s agent” by Michael Estrin on Bankrate.com, November 23, 2013.
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- Quoted in article “Credit Score May Include Rent, Utility Payments” by Aaron Crowe on thecreditsolutionprogram.com, November 19, 2013.
- Quoted in article “What is a liar loan?” by Isaac Juarez on Loans.org, November 5, 2013.
- Quoted in article “5 Homes That Can Be Hard To Mortgage” by Aaron Crowe on Mortgageloan.com, November 5, 2013.
- Quoted in article “5 Questions to Ask Your Real Estate Broker Up Front” by Jay Jenkins on MotleyFool.com, November 3, 2013.

- Quoted in article “6 Financial Horror Stories That Could Happen to You” by Jennifer Calonia on GoBankingRates.com, October 31, 2013.
- Featured article “Where sex offenders gather, home values drop” by Steve Vaughan in Virginia Gazette (print and online), October 18, 2013.
- Featured article “Measuring the Impact of Sex Offenders on a Real Estate Market: When the Negatives Start Registering” on PRWeb.com, October 16, 2013.
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- Guest interview on “Surviving the Credit Crisis” with Karen Simpson-Hankins ([archived link](#)), a radio talk show covering financial literacy topics. October 7, 2013.
- Featured article, “Sex Offender clusters impacting VA neighborhood” by Scott Wise on wtvr.com, October 3, 2013.
- Quoted in article “Real Estate Road Rage: How to Keep Your Cool While Closing” by Casey Bond on GoBankingRates.com, October 1, 2013.
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- Research cited in article, “The Price of Real-Estate Experience: \$25,000” by Sanette Tanaka in Wall Street Journal (print edition and online), September 13, 2013.
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- Quoted and research cited in article, “A Narrow Focus Helps Real-Estate Agents” by Sanette Tanaka in Wall Street Journal (print edition and online), June 14, 2013.
- Featured article about innovative financial literacy program. Farmville Herald, summer 2013.
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- Quoted in article, “For Sale: Former Crime Scene”, in Sioux City Journal by Molly Montag involving heinous crimes and their impact on property values, February 10, 2013.
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- Featured article, “Seller Beware”, in *On Point*, summer, 2012.

- Guest interview on “The Property Beat” ([archived link](#)), a radio talk show covering real estate topics. June 9, 2012.
- Quoted in article, “Study: Housing Trust Fund would help boost Virginia’s economy”, in the Richmond Times Dispatch by Carol Hazard, September 9, 2011.
- Quoted in article, “Deadline looms for mortgage aid program”, in the Richmond Times Dispatch by Carol Hazard, July 22, 2011. Reprinted in whole or part in godanriver.com, newsadvance.com, and personalloaninsurance.com.
- Quoted in article, “Windsor Farms foreclosure case a quagmire” in the Richmond Times Dispatch by Carol Hazard, June 28, 2011.
- Research cited in article, “10 Things Your Neighbors Won’t Tell You” on SmartMoney.com by Quentin Fottrell, June 13, 2011.
- Research cited in article, “7 Neighbors That Can Hurt Your Home” in Mainstreet.com (MainST Real Estate) by Brian O’Connell, May 7, 2011
- Quoted in article, “Proposal to eliminate home tax break assailed” in the Richmond Times Dispatch by Carol Hazard, December 4, 2010. Reprinted in whole or part in queensforeclosures.net.
- News Interview, “Longwood University Study Shows Impact of Sex Offenders on Real Estate Sales” on WSET-13 (ABC) by Shelly Basinger, December 1, 2010
- Article feature, “Students Get a Lesson in Managing Their Finances Successfully” in The Rotunda by Tate Leftwich, March 31, 2010.
- Research presentation featured in article, “Waller Speaks on Megan’s Law During Blackwell Talk” in The Rotunda by Laura Beth Stricker, October 6, 2009.
- Research cited in, “Research by Longwood business professors examines sex offenders’ effect on home sales” in the Chronicle of Higher Education, August, 2010.
- Research featured in article, “Sex offenders as neighbors a realty factor” in the Richmond Times Dispatch by Carol Hazard, August 11, 2010.
- Research cited in article, “Live near a sex offender” in the Courier Record, August 19, 2010.
- Research cited in article, “LU Professors Examine Link Between Home Sales, Sex Offenders” in the Farmville Herald, August 13, 2010
- Research award featured in article, “Business Professors Receive National Award for Research Paper” in The Rotunda by Laura Beth Stricker, September 9, 2009.
- National Public Radio Interview (NPR’s With Good Reason) entitled “The misalignment of incentives in the real estate industry”, aired January 24, 2009.
- Quoted in article, “No harm in asking” on SpokesmanHomes.com by Barbara Ballinger, Fall, 2009

- Research cited in web article, “Does the market penalize overpriced listings?” by Austin Jaffe, Summer, 2009
- Quoted in article, “Mortgage plan called a good step” in Richmond Times Dispatch by Carol Hazard, February 19, 2009
- Research cited in web article, “Analyze This” by Jack Harris, October, 2008.
- Research in cited Chronicle of Higher Education web article, “Advancing undergraduate research”, October, 2008.

SELECT UNIVERSITY/COLLEGE SERVICE

- Longwood Magazine Advisory Board (2012-present)
- Quality Enhancement Plan (QEP) for SACS reaccreditation.
- AACSB Steering Committee member (2011-2012)
- University Budgeting committee (2010-2011)
- Chair of Academic Advisory committee on department chair compensation
- Curriculum committee chair (2004-2007)
- COBE Senator (2007-2008)
- Club advisor (2003-present)
- Educational Policy Committee member (2004-2008)
- COBE student awards committee member (2006-2007)
- Intercollegiate Athletic Council (2005-2006)
- Academic Advisory Council (2008- present) (co-chair, 2010-present)
- Intellectual Contributions committee (2008-present) (chair, 2009-present)

EXTERNAL/PROFESSIONAL SERVICE

- Session Chair, American Real Estate Society Meeting, 2015
- Adhoc reviewer for Journal of Urban Economics
- Adhoc reviewer for Journal of Real Estate Research
- Session Chair, American Real Estate Society Meeting, 2013.
- Adhoc reviewer for Journal of Housing Research
- Adhoc reviewer for Journal of Property Research
- Adhoc reviewer for Automation in Construction
- Adhoc reviewer for Journal of Real Estate Practice and Education

STUDENT RESEARCH

- Brandon Caracciolo, The Impact of Owner/Agent properties on the Real Estate Transaction, 2012. Presented at Clute Institute, Orlando, FL 2012, Best Paper Award.
- William Lewis, How Close is Too Close? An Examination of School Quality and Proximity, 2011. Presented at Clute Institute, New Orleans, 2011.

- Ali Jubran, *The Transitory Nature of Real Estate Agents*, 2011. Presented at Clute Institute, New Orleans, 2011.
- Jessica Tamplett, *The Impact of First Time Home Buyer Tax Credit on Residential Real Estate Investment Trusts: A Test of Market Efficiency*, 2010. Presented at Allied Academies, New Orleans, 2010.
- Cory Nichols, *Wordy or Worthwhile: A Study of Real Estate Agent Comments and Perceived Values*, 2009-2010. Presented at ASBBS, Las Vegas, 2010.
- Brandon Caracciolo, *Selling Your House in 30 Days: Is it Good Luck or Moral Hazard?* 2010. Presented at ASBBS, Las Vegas, 2010.
- David Olsen, *The Impact of Listing Agent Characteristics on the Residential Sales Process*, 2009. Presented at ASBBS, Las Vegas, 2009.
- Amy Swayne, *Maximization or Minimization: How Asymmetric Information Contributes to the Conflicts of Dual Agency Representation*, 2008. Presented at ASBBS, Las Vegas, 2008.
- Chad Roberson, *The Examination of the Relationship Between Real Estate Brokerage Firms and Home Inspectors: Is this Relationship Truly Arms-Length?* 2008. Presented at ASBBS, Las Vegas, 2008.
- Caitlyn Hooe, "The Examination of the Strategic Role of Listing Contract Duration and Time on Market: A Two-Stage Least Squares Approach", 2008. Presented at ASBBS, Las Vegas, 2008.
- David Ellis, *Minimizing Market Duration: The Strategic Selection of the Listing Brokerage Firm*, 2007. Presented at ASBBS, Las Vegas, 2007, Best Paper award.
- Matthew Davis, *Two Stage Least Squares; The Simultaneous Determination of Days on Market and Length of Contract*, 2006. Presented at ASBBS, Las Vegas, 2006.
- Cecilia Robinson, *Time on Market: An Analysis of Lake Properties*, 2004-2005. Presented at ASBBS, Las Vegas, 2005. Best Paper award.

PROFESSIONAL AFFILIATIONS

- Financial Management Association
- Southern Finance Association
- American Real Estate Society
- American Real Estate and Urban Economics Association

HONORS/AWARDS

- National Association of Realtor Brokerage award at American Real Estate Society (ARES) best paper award (**Termination of Listing Contracts: A Competing Risk Survival Analysis**), 2014.
- American Real Estate Society (ARES) best paper award-Out of the box category (**Not in My Backyard": The Effect of Substance Abuse Treatment Centers on Property Values.**), 2014.

- American Real Estate Society (ARES) best paper award (**Transaction Signaling: Evidence from Virginia**), 2013.
American Real Estate Society (ARES) best paper award (**The Probability of Dual Agency**), 2009.
- Beta Gamma Sigma Honor Society, 2010
- *Journal of Real Estate Research* best paper award (**Listing Contract Length and Time on Market**), 2010.
- American Real Estate Society (ARES) best paper award (**The Role of Transaction Costs in Impeding Market Exchange in Real Estate**), 2011.
- Red Pen Award, *Journal of Housing Research*, 2012.
- Dominion Power Higher Education Partnership grant, 2012
- American Real Estate Society (ARES) best paper award (**Neighborhood Tipping and Sorting Dynamics in Real Estate: Evidence from the Virginia Sex Offender Registry**), 2013.
- Interdisciplinary grant to develop GIS/Real Estate class, Longwood University, 2013.

Last updated: 1/12/2016

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'B. Waller', written in a cursive style.

Bennie D. Waller, PhD

End of Exhibit 130

March 16th, 2021

Dear Camas City Council and City Examiner,

Our office was recently made aware of a for-profit company's attempt to put a drug detoxification/rehabilitation center in the Camas area. We were disturbed to learn that this proposal is near Dorothy Fox Elementary school, the Dorothy Fox Park, and the Harvest Community Church. As elected representatives, our collective ability to see the bigger picture must be leveraged and this situation demands such a perspective.

Our shared constituents from across the political spectrum have shared the following concerns with which we agree.

Safety. First, the safety variables increase drastically when moving from an assisted living facility to a drug rehabilitation/detoxification facility. The increased risk to the surrounding community must be a primary consideration. Safety factors include the proximity of schools to the proposed facility, dense surrounding family population and the considerable number of students who walk to school and play in the adjacent park, often without adult supervision.

No local benefit. Second, the owners of the proposed facility are not from our state and are likely advertising for out-of-area patients. Out-of-state patients lack any stake in our community and will not reenter our neighborhoods as productive members with the potential to contribute to our community. We urge you to research the history, credibility, social responsibility and proposed locations of any drug rehabilitation/detoxification company seeking to establish themselves within our communities before permitting such use.

Damages. Third, there is strong historical evidence to suggest that real damage can occur to surrounding properties located around rehabilitation centers. At a minimum, this proposed facility's juxtaposition to an elementary school appears disturbingly inappropriate and will almost certainly damage Dorothy Fox's well-earned excellent reputation, not to mention the surrounding family neighborhood. Injuries may also occur as a matter of perception, if not by actual visibly noticeable effects. As any real estate agent will tell you "location, location, location." Such devaluation would naturally translate to decreased tax revenue and, therefore, decreased school funding resources.

Precedence. Fourth, a dangerous precedence would be set by approving this facility at the proposed location located next to a school, church, public park and in the middle of a dense residential population. The drug rehabilitation/detoxification industry is growing exponentially due to the growing substance abuse crisis, yet it is sorely unregulated. As elected officials, we must prepare for this growing need while defending the safety of our family neighborhoods and public schools. While recognizing the need for rehabilitation, we must work together to get ahead of this substance abuse crisis by pursuing rehabilitation for our local population responsibly and with deliberate planning.

Therefore, we encourage the City of Camas to deny the Change of Use Permit application submitted by Discover Recovery and pursue deliberate and reasonable clarifications to the zoning codes that balances a proactive approach to the substance abuse crisis with safeguarding our neighborhoods and most precious resource, our children.

Very Respectfully,

A handwritten signature in black ink, appearing to read "B. P. Vick", with a stylized flourish at the end.

Brandon Vick
Washington State Representative
18th Legislative District

A handwritten signature in black ink, appearing to read "Larry Hoff", with a stylized flourish at the end.

Larry Hoff
Washington State Representative
18th Legislative District

From: Robert Glover <rglover042@comcast.net>
Sent: Tuesday, March 16, 2021 4:59 PM
To: Sarah Fox
Subject: Dorothy Fox

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

I believe the granting of permission for a Drug Detox center so close to a school is a dangerous idea. I implore you to reconsider.

Robert Glover
Camas, WA resident



10885 NE Fourth Street
Suite 700
Bellevue, WA 98004-5579

T +1.425.635.1400
F +1.425.635.2400
PerkinsCoie.com

March 16, 2021

Kristine R. Wilson
KRWilson@perkinscoie.com
D. +1.425.635.1426
F. +1.425.635.2426

VIA EMAIL AND U.S. MAIL

Joe Turner
City of Camas Land Use Hearing Examiner
c/o Sarah Fox, Senior Planner
City of Camas Planning Division
616 NE 4th Avenue
Camas, WA 98607
sfox@cityofcamas.us

**Re: Discover Recovery's Responses to Testimony Offered During Open Record Period
(File No. CUP21-01)**

Dear Examiner Turner:

Thank you for your attention to Discover Recovery's conditional use permit application for a convalescent home use at the site zoned R-12 located at 2213 NW 23rd Avenue, in the City of Camas, Washington (the "Application"). On behalf of our client, Discover Recovery ("Applicant"), we submit the following responses and objections related to testimony offered during the open record period in the above-referenced matter.

Scope of Review and Record. The City's Hearings Examiner's review is limited to criteria relevant to review of the Applicant's conditional use Application under the applicable Camas Municipal Code ("CMC") provisions. In relevant part, pursuant to CMC 18.43.050, the Applicant must demonstrate compliance with the following approval criteria:

- A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;
- B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;
- C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;
- D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

Camas Land Use Hearing Examiner
March 16, 2021
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- E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;
- F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

The Application narrative dated January 21, 2021 addresses and demonstrates in detail how Applicant satisfies each approval criterion above. *See* Application Narrative, 5-10.

During the open-record comment period, comments were made regarding the proposal's impacts on (1) adequacy of parking, (2) increased traffic and congestion, (3) potential diminished property values to the surrounding area, and (4) speculative impacts not based on this proposal.

1. Parking. For nearly a decade, the use at the property has been operating with the existing parking spaces. The Property had previously received approval with conditions to change from a bed and breakfast use to a 15-bed assisted living facility with 19 parking spaces for employees and residents. *See* CUP13-04. The site itself has approximately 75 parking spaces. CMC 18.11.130 does not expressly provide parking requirements for convalescent home uses. However, the provision provides parking requirements for residential care facility/assisted living uses. Applicant's proposed use is most similar to a residential care facility/assisted living use. Parking requirements for residential care facility/assisted living use, per CMC Section 18.11.130, are one space per two beds, and one space per day shift employee. Under the present circumstances, rules of operation prevent vehicular use and parking by residents and prevent visitors from visiting residents during their occupancy. As a result, there is adequate parking on the site for staff, including medical and clinical professionals. The proposed use will not create any need for additional parking than currently in use for the assisted living facility. Therefore, contrary to arguments submitted into the record, Applicant's proposal will not create any issues related to parking.

2. Traffic/Congestion. Applicant's narrative extensively addressed how the proposed use will minimize such impacts to the area by incorporating mitigation measures and how the proposed use will operate at acceptable levels of service. *See* Application Narrative, 5-9. The proposed use's traffic impacts will functionally be similar to the existing assisted living use and substantially less than the prior bed and breakfast and events use. As reflected in the findings of the traffic study, the proposed use will have no substantive transportation capacity or concurrency impacts at the site driveways or nearby intersections. *See* Application Narrative, Exhibit F. Accordingly, the proposed use will operate with acceptable levels of traffic without any substantive impacts to the nearby area. Arguments to the contrary should be denied.

Camas Land Use Hearing Examiner
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3. Property Value Impacts. To the extent that CMC 18.43.050.A includes any consideration of the proposed use's impact on surrounding property values, Applicant does not expect the proposed use to diminish surrounding property values. Comments by various opponents are mere conjecture and speculative. Even if property values were remotely affected, impact on property values is not relevant to the scope of review of this proceeding. Specifically, CMC 18.43.050.A does not include any text identifying impacts to nearby property values as a criterion subject to the Application. Instead, in relevant part, the plain text of CMC 18.43.050.A requires that, the proposed use will not be materially detrimental to "the public welfare, or injurious to the property or improvements in the vicinity of the proposed use." If the City intended to include consideration of surrounding economic or property values, such consideration would be expressly stated in CMC 18.43.050.A. For example, for the construction, location, and maintenance of certain signs affecting the public's health, safety and welfare, the plain text of CMC 18.15.010 expressly considers signage impacts on the "economic value" of tourism and "economic growth." The plain text of approval criteria subject to the Application does not include any consideration of impacts on surrounding "economic" or property values. Therefore, based on the plain text of CMC 18.43.050.A and in context of the CMC as a whole, the City did not intend to consider the proposed use's impact on surrounding economic or property values. To the extent opponents argue otherwise, those arguments should be denied as a matter of law.

4. Speculative Impacts Not Based on this Proposal. This Application is for a 15-bed convalescent home use that fits within an existing structure and existing parking facilities on an already developed property. The building is set back from and screened from the street. No changes are proposed to the existing building exteriors although Applicant has been willing to consider other screening or fencing around the property. This is a modest facility and program. Discover Recovery's facility in Long Beach, in contrast, has 40 beds. In forecasting impacts, it's important to take note of this modest scope and scale of the project. Many of the comments expressed make inaccurate and inappropriate comparisons between this project and other facilities and programs operated by other companies with different patients in different locations and communities. Others of the articles and arguments presented in public comments so far do not have a reasonable connection to this use or property. Many of the assumptions stated about the Applicant's patients and their background and behavior are inappropriate, unsupported, and, in some cases, ill-informed or prejudicial. There seems to be a lack of understanding and perceived fear that the use will result in increased crime without substantiation.

Objections. The Applicant objects to testimony offered during the open-record comment period that was irrelevant to the scope of issues to be decided by the Hearing Examiner. The Applicant trusts the ability of the Hearing Examiner to filter relevant testimony and exhibits within the bounds of limited approval criteria from irrelevant testimony, unsupported opinion, or exhibits beyond either the record or the issues presented.

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Testimony or exhibits offered that are not relevant to the issues presented include assumptions or speculation about the Applicant's licensing, the state of residence of its patients, its success rate with its care and treatment programs, and the background of its patients. Applicant is subject to licensing and a host of regulatory standards regarding its services that are beyond the purview of the City and the Hearing Examiner to regulate and are not relevant to the CUP criteria. Applicant is proud of its track record and the services offered at its Long Beach, Washington facility. This information has been shared with the public, along with other responses to questions that community members have posed. But those points are not relevant to the issues presented under the Application.


Ample Notice and Comment Opportunities are Being Provided and Delay Would Adversely Impact the Applicant. Applicant has received a copy of a request for continuance of the March 24, 2021 public hearing. Counsel for Dorothy Fox Safety Alliance and Prune Hill Partners indicates that there is good cause for continuance of the hearing. However, even the request reflects that the City and Applicant have gone above and beyond the statutory and code-required notice for the public hearing on March 24, 2021. CMC 18.55.190 requires notice to be published on the property and in legal notices for 15 days in advance of the hearing. Because of the way that the City's application process is structured, the Applicant posted a large sign at the property at the time of application, which is much earlier than the code-required notice periods. The Code also requires mailing to properties within 300 feet of the property. CMC 18.55.030.C. In addition, the City has posted the notice on the front page of its website; the Applicant has posted a website for the project, distributed letters to neighboring property owners, and provided information to local media; and the City has posted hearing information on social media including Next Door, Twitter and Facebook. Applicant objects to any postponement of the hearing. The time periods for review of permit applications like this one are prescribed by state and local law for a reason: delays in processing hamper Applicant's rights to make productive use of real property that it owns. Extending time for review will adversely impact Applicant. The written comment period and open record hearing on March 24th should be sufficient to allow interested parties an opportunity to provide testimony and evidence regarding the application.

Conclusion. The findings to be rendered by the hearing examiner must be limited and bound to applicable criteria subject to the Application. The findings must also be supported by substantial evidence. Contrary to erroneous and misguided assertions by commenters in the record, the Applicant expects to be a positive business serving the community. In fact, Washington state law recognizes the importance and need for Applicant's services. *See* RCW 36.70A.200; WAC 365-196-550 (listing "[i]n-patient facilities, including substance abuse facilities" as an essential public facility); *see also* CMC 18.03.40 (essential public facilities include "substance abuse facilities"). By providing essential services for professionals struggling with substance abuse disorders, Applicant's proposed convalescent home use positively serves and impacts the community.

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The Applicant respectfully requests your review of the Application to be limited to applicable legal standards and criteria under the CMC. Based upon these arguments and the additional evidence in the whole record, the hearing examiner should approve the Application. If there are any clarifying questions, the Applicant is happy to point you to the appropriate record document(s) addressing your questions at the upcoming hearing. Thank you for your careful review of this information.

Very truly yours,



Kristine R. Wilson

cc: Sarah Fox
Tom Feldman